

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

251/173 City Road, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$890,000

### Median sale price

Median price \$545,000 Property Type Unit Suburb Southbank

Period - From 01/04/2020 to 30/06/2020 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	300/173 City Rd SOUTHBANK 3006	\$883,000	30/06/2020
2	92/69 Dorcas St SOUTH MELBOURNE 3205	\$870,000	29/06/2020
3	213/416a St Kilda Rd MELBOURNE 3004	\$870,000	06/08/2020

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/10/2020 19:59



**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$850,000 - \$890,000

**Median Unit Price**

June quarter 2020: \$545,000

## Comparable Properties



**300/173 City Rd SOUTHBANK 3006 (REI/VG)**

**Agent Comments**



higher floor

**Price:** \$883,000

**Method:** Private Sale

**Date:** 30/06/2020

**Property Type:** Apartment

**92/69 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)**

**Agent Comments**



**Price:** \$870,000

**Method:** Private Sale

**Date:** 29/06/2020

**Property Type:** Apartment



**213/416a St Kilda Rd MELBOURNE 3004 (REI/VG)**

**Agent Comments**



**Price:** \$870,000

**Method:** Private Sale

**Date:** 06/08/2020

**Property Type:** Apartment