

# 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

1709/241 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 \$430,000 & \$460,000

### Median sale price

Median price \$515,000 Property Type Unit Suburb Southbank

Period - From 01/07/2021 to 30/09/2021 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	1209/241 City Rd, Southbank, Vic 3006, Australia	\$432,000	25/10/2021
2	12/131 La Trobe St, Melbourne, Vic 3000, Australia	\$446,000	25/09/2021
3	1606/225 Elizabeth St MELBOURNE 3000	\$459,000	10/09/2021

**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:

03/11/2021 16:55



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**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 69 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$430,000 - \$460,000  
**Median Unit Price**  
September quarter 2021: \$515,000

## Comparable Properties

1209/241 City Rd, Southbank, Vic 3006,  
Australia (REI)

Agent Comments

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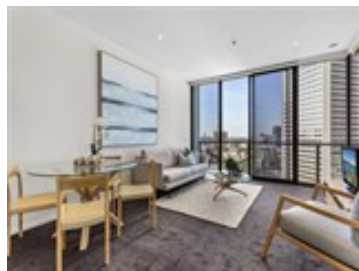
**Price:** \$432,000  
**Method:**  
**Date:** 25/10/2021  
**Property Type:** Apartment

12/131 La Trobe St, Melbourne, Vic 3000,  
Australia (REI)

Agent Comments

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**Price:** \$446,000  
**Method:**  
**Date:** 25/09/2021  
**Property Type:** Apartment



1606/225 Elizabeth St MELBOURNE 3000 (REI) Agent Comments

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**Price:** \$459,000  
**Method:** Private Sale  
**Date:** 10/09/2021  
**Property Type:** Apartment