

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 City Road Southbank VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$* 541,000

or range between \$*

&

\$

Median sale price

Median price \$ 580,000

Property type Apartment

Suburb Southbank VIC 3006

Period - From 27 Sep 2018

to

24 Oct 2019

Source Realestate.com.au

Comparable property sales

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
25/38 Wells Street, Southbank VIC 3006	\$ 663,000	08-Oct-19
69/79 Whiteman Street, Southbank VIC 3006	\$ 568,100	26-Sep-19
4708/1 Queensbridge Square, Southbank, VIC 3006	\$ 685,000	25-Sep-2019

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: 24/OCT/2019