

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

225/173 City Road Southbank VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 6 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

196/183 City Road Southbank VIC 3006	\$425,000	23-Jul-20
265/183 City Road Southbank VIC 3006	\$432,500	18-Feb-20

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 6 months.

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Real Estate

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196/183 City Road Southbank VIC
3006

Sold Price

\$425,000

Sold Date

23-Jul-20

1 1 1

Distance

-



265/183 City Road Southbank VIC
3006

Sold Price

\$432,500

Sold Date

18-Feb-20

1 1 1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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