

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

1703/33 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

or range
between

\$550,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2020

to

31 Oct 2021

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

1301/163 City Road Southbank VIC 3006	\$550,000	29-Sep-21
327/173 City Road Southbank VIC 3006	\$555,000	07-Jul-21
177/480 La Trobe Street West Melbourne VIC 3003	\$565,000	23-Sep-21

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.~~

This Statement of Information was prepared on: 15 November 2021



1301/163 City Road Southbank VIC 3006

Sold Price

^{RS}

\$550,000

Sold Date

29-Sep-21

 2

 1

 1

Distance

0.46km



327/173 City Road Southbank VIC 3006

Sold Price

^{RS}

\$555,000

Sold Date

07-Jul-21

 2

 1

 1

Distance

0.53km



177/480 La Trobe Street West Melbourne VIC 3003

Sold Price

\$565,000

Sold Date

23-Sep-21

 2

 1

 1

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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