

## 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

2501/250 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$536,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2019

to

31 Dec 2019

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

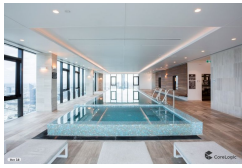
Date of sale

4706/45 Clarke Street Southbank VIC 3006	\$668,000	03-Aug-19
1504/70 Southbank Boulevard Southbank VIC 3006	\$662,915	25-Sep-19
507/238-244 Flinders Lane Melbourne VIC 3000	\$672,250	20-Aug-19

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: 10 January 2020



**4706/45 Clarke Street Southbank  
VIC 3006**

2 2 -

Sold Price

**\$668,000**

Sold Date **03-Aug-19**

Distance **0.12km**



**1504/70 Southbank Boulevard  
Southbank VIC 3006**

2 2 -

Sold Price

**\$662,915**

Sold Date **25-Sep-19**

Distance **0.47km**



**507/238-244 Flinders Lane  
Melbourne VIC 3000**

2 2 -

Sold Price

**\$672,250**

Sold Date **20-Aug-19**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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