

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2019

to

29 Feb 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

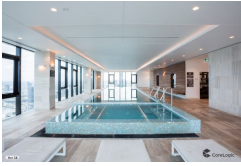
Date of sale

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: 07 March 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**

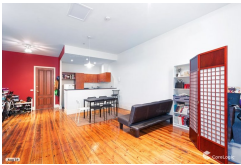
2 3 -

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 **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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