

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

18/28-32 SOUTHGATE AVENUE 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2021

to

31 Aug 2022

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

1203/61 CITY ROAD SOUTHBANK VIC 3006	\$505,000	15-Sep-22
33/8 COOK STREET SOUTHBANK VIC 3006	\$520,000	17-Jun-22
206/9 DEGRAVES STREET MELBOURNE VIC 3000	\$520,000	26-Jun-22

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: 20 September 2022

**1203/61 CITY ROAD SOUTHBANK
VIC 3006**

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Sold Price

^{RS}**\$505,000**

Sold Date

15-Sep-22

Distance

0.21km**33/8 COOK STREET SOUTHBANK
VIC 3006**

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Sold Price

\$520,000

Sold Date

17-Jun-22

Distance

0.26km**206/9 DEGRAVES STREET
MELBOURNE VIC 3000**

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Sold Price

^{RS}**\$520,000**

Sold Date

26-Jun-22

Distance

0.39km**RS** = Recent sale**UN** = Undisclosed Sale

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