

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

1503/245-251 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2022

to

30 Sep 2023

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

4705/245-251 CITY ROAD SOUTHBANK VIC 3006	\$700,000	03-May-23
3508/45 CLARKE STREET SOUTHBANK VIC 3006	\$653,888	20-Jun-23
3608/45 CLARKE STREET SOUTHBANK VIC 3006	\$680,000	09-Aug-23

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: 12 October 2023

**4705/245-251 CITY ROAD
SOUTHBANK VIC 3006**

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Sold Price **\$700,000** Sold Date **03-May-23**Distance **0km****3508/45 CLARKE STREET
SOUTHBANK VIC 3006**

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Sold Price **\$653,888** Sold Date **20-Jun-23**Distance **0.03km****3608/45 CLARKE STREET
SOUTHBANK VIC 3006**

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Sold Price **\$680,000** Sold Date **09-Aug-23**Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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