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

3010/151 City Road, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between | $310,000 | & | $340,000

Median sale price

Median price | $550,000 | House | | Unit | X | Suburb | Southbank

Period - From | 01/04/2018 | to | 31/03/2019 | Source | REIV

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 six 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
1	2406/283 City Rd SOUTHBANK 3006	$360,000	23/02/2019
2	2410/151 City Rd SOUTHBANK 3006	$330,000	29/01/2019
3	1411/135 City Rd SOUTHBANK 3006	$325,000	15/12/2018

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 six months.~~

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Rooms:
Property Type: Strata Unit/Flat
Land Size: 50 sqm approx

Agent Comments

Indicative Selling Price
$310,000 - $340,000
Median Unit Price
Year ending March 2019: $550,000

Comparable Properties

2406/283 City Rd SOUTHBANK 3006 (VG)

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Price: $360,000
Method: Sale
Date: 23/02/2019
Rooms: -
Property Type: Strata Unit/Flat

Agent Comments

2410/151 City Rd SOUTHBANK 3006 (REI/VG)

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Price: $330,000
Method: Private Sale
Date: 29/01/2019
Rooms: 2
Property Type: Apartment
Land Size: 56 sqm approx

Agent Comments

1411/135 City Rd SOUTHBANK 3006 (REI/VG)

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Price: $325,000
Method: Private Sale
Date: 15/12/2018
Rooms: 3
Property Type: Apartment

Agent Comments