

# Statement of Information

Sections 47AF of the Estate Agents Act 1980



**256/173 City Rd**  
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 \$ 400,000 & \$ 440,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$ 579,971 \*House  \*Unit  Suburb Southbank, VIC 3006  
Period - From 01/08/2022 to 31/07/2023 Source Proptack Australia

## Comparable property sales

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. 1611/180 City Rd, Southbank VIC 3006	\$ 431,000	14 <sup>th</sup> Jun 2023
2. 709/163 City Rd, Southbank VIC 3006	\$ 440,000	25 <sup>th</sup> Apr 2023
3. 286/173 City Rd, Southbank VIC 3006	\$ 420,000	6 <sup>th</sup> Apr 2023