

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

2902/135 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,888

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2019

to

30 Sep 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

3002/135 City Road Southbank VIC 3006	\$594,500	22-Apr-20
3302/135 City Road Southbank VIC 3006	\$620,000	21-Nov-19
3502/135 City Road Southbank VIC 3006	\$602,000	25-May-20

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: 18 October 2020

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3002/135 City Road Southbank VIC 3006 Sold Price **\$594,500** Sold Date **22-Apr-20**

 2  2  1

Distance -



3302/135 City Road Southbank VIC 3006 Sold Price **\$620,000** Sold Date **21-Nov-19**

 2  2  1

Distance -



3502/135 City Road Southbank VIC 3006 Sold Price **\$602,000** Sold Date **25-May-20**

 2  2  1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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