

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

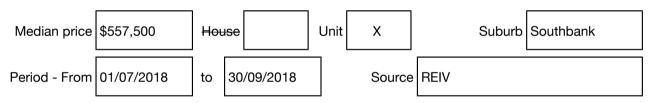
s 86/183 City Road, Southbank Vic 3006 d e

Indicative selling price

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

Range between \$350,000	&	\$370,000
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Median sale price



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	14.2/201 Spring St MELBOURNE 3000	\$460,000	29/10/2018
2	315/183 City Rd SOUTHBANK 3006	\$375,000	24/08/2018
3	1702/25 Wills St MELBOURNE 3000	\$363,015	12/10/2018

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.

Account - Brady Residential | P: 03 9602 3866 | F: 03 9602 2733

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



BRADY residential





Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$350,000 - \$370,000 Median Unit Price September quarter 2018: \$557,500

Comparable Properties



14.2/201 Spring St MELBOURNE 3000 (REI)



Price: \$460,000 Method: Sold Before Auction Date: 29/10/2018 Rooms: -Property Type: Apartment



315/183 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

Agent Comments



Price: \$375,000 Method: Sold Before Auction Date: 24/08/2018 Rooms: 2 Property Type: Apartment Land Size: 59 sqm approx



1702/25 Wills St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$363,015 Method: Private Sale Date: 12/10/2018 Rooms: -Property Type: Apartment

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