

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

2007/250 City Road Southbank VIC 3006

Indicative selling price

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

Range of between

\$400,000

&

\$440,000

Median sale price

Median unit price

\$544,000

Suburb

Southbank VIC 3006

Period - From

Jan 2010

to

Feb 2010

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 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 1803/241-243 City Road Southbank VIC 3006	\$ 440,000	14/02/2020
2 305/118 Kavanagh Street Southbank VIC 3006	\$ 440,000	04/01/2020
3 2107/250 City Road Southbank VIC 3006	\$ 422,000	22/04/2020

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.~~

This Statement of Information was prepared on: 29/05/2020