

STATEMENT OF INFORMATION

Single residential property located in the Melbourne Metropolitan area.

Section 47AF of the Estate Agents Act 1980

Property offered for sale

1010/133 City Road, Southbank 3006

Indicative selling price

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

Single price		or range between	\$480,000	and	\$500,000
<u>Median Sale P</u> i	rice				
Median Price	\$390,000	House Uni	t X Suburb	Southb	ank 3006
Period - from	1 st December 2016	to 1 st December	2017 Source rea	lestate.o	com.au

Comparable sales

A. These are three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	date of sale
1803/7 Riverside Quay, Southbank 3006	\$520,000	27/12/2017
113/38 Kavanagh Street, Southbank 3006	\$495,000	19/07/2017
2603/7 Riverside Quay, Southbank 3006	\$575,000	27/11/2017

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.