



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

2209/283 City Road, Southbank, VIC 3006

INDICATIVE SELLING PRICE

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

Range Between \$492,000 & \$500,000

MEDIAN SALE PRICE

Median price \$484,000 | House | Southbank (3006)

Period - From 19 December 2016 to 19 December 2017 | Source - www.propertydata.com.au

COMPARABLE PROPERTY SALES

These are the three properties sold within five kilometres of the property for sale in the last 18 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
1909/283 CITY RD, SOUTHBANK VIC 3006	\$502,000	04/11/2017
2801/283 CITY RD, SOUTHBANK VIC 3006	\$510,000	26/07/2017
2709/283 CITY RD, SOUTHBANK VIC 3006	\$495,000	24/11/2016