

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address Including suburb and postcode	82/285 City Road, Southbank Vic 3006

#### Indicative selling price

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

Range between	\$400,000	&	\$440,000

#### Median sale price

Median price	\$563,000	Hou	Ise	Unit	Х	Suburb	Southbank
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

### 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.

Add	dress of comparable property	Price	Date of sale
1	2707/180 City Rd SOUTHBANK 3006	\$433,000	16/06/2018
2	1011/180 City Rd SOUTHBANK 3006	\$430,000	08/03/2018
3	1010/163 City Rd SOUTHBANK 3006	\$425,000	17/05/2018

#### 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.











Rooms:

Property Type: Apartment Agent Comments

**Indicative Selling Price** \$400,000 - \$440,000 **Median Unit Price** June quarter 2018: \$563,000

## Comparable Properties



2707/180 City Rd SOUTHBANK 3006 (REI)

Price: \$433.000 Method: Private Sale Date: 16/06/2018

Rooms: 2

Property Type: Apartment Land Size: 57 sqm approx **Agent Comments** 



1011/180 City Rd SOUTHBANK 3006 (REI)

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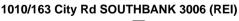




Price: \$430,000 Method: Private Sale Date: 08/03/2018

Rooms: 2

Property Type: Apartment Land Size: 60 sqm approx **Agent Comments** 





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Price: \$425,000

Method: Sold Before Auction

Date: 17/05/2018

Rooms: -

Property Type: Apartment

Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811





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