

## 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 82/285 City Road, Southbank Vic 3006

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$563,000 House Unit X 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.

	Address 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.



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**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)

Agent Comments

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**Price:** \$433,000  
**Method:** Private Sale  
**Date:** 16/06/2018  
**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:** 57 sqm approx



1011/180 City Rd SOUTHBANK 3006 (REI)

Agent Comments

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**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 08/03/2018  
**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:** 60 sqm approx



1010/163 City Rd SOUTHBANK 3006 (REI)

Agent Comments

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**Price:** \$425,000  
**Method:** Sold Before Auction  
**Date:** 17/05/2018  
**Rooms:** -  
**Property Type:** Apartment