

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

1407/163 CITY ROAD SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,000

Property type

Unit

Suburb

Southbank

Period-from

01 Dec 2023

to

30 Nov 2024

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 6 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

167/173 CITY ROAD SOUTHBANK VIC 3006	\$570,000	28-Aug-24
1113/180 CITY ROAD SOUTHBANK VIC 3006	\$563,888	30-Jun-24
1903/135 CITY ROAD SOUTHBANK VIC 3006	\$570,000	17-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 21 December 2024



**167/173 CITY ROAD SOUTHBANK
VIC 3006**

2 1 1

Sold Price

\$570,000

Sold Date **28-Aug-24**

Distance **0.05km**



**1113/180 CITY ROAD SOUTHBANK
VIC 3006**

2 1 1

Sold Price

\$563,888

Sold Date **30-Jun-24**

Distance **0.1km**



**1903/135 CITY ROAD SOUTHBANK
VIC 3006**

2 2 1

Sold Price

\$570,000

Sold Date **17-Oct-24**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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