

# 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 4504/245 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)

Single price \$599,000

### Median sale price

Median price \$600,000

Property Type Unit

Suburb Southbank

Period - From 27/03/2023

to 26/03/2024

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	2903/60 Abeckett St MELBOURNE 3000	\$590,000	19/03/2024
2	4603/245 City Rd SOUTHBANK 3006	\$572,000	05/12/2023
3	507/118 Kavanagh St SOUTHBANK 3006	\$560,000	25/01/2024

**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.~~

This Statement of Information was prepared on:

27/03/2024 12:03



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$599,000

**Median Unit Price**

27/03/2023 - 26/03/2024: \$600,000

## Comparable Properties



**2903/60 Abeckett St MELBOURNE 3000 (REI)**

Agent Comments

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**Price:** \$590,000

**Method:** Private Sale

**Date:** 19/03/2024

**Property Type:** Apartment



**4603/245 City Rd SOUTHBANK 3006 (REI/VG)**

Agent Comments

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**Price:** \$572,000

**Method:** Private Sale

**Date:** 05/12/2023

**Property Type:** Apartment



**507/118 Kavanagh St SOUTHBANK 3006 (REI/VG)**

Agent Comments

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**Price:** \$560,000

**Method:** Expression of Interest

**Date:** 25/01/2024

**Property Type:** Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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