Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	1707/61 City Road, Southbank Vic 3006
Including suburb and	
postcode	

Indicative selling price

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

Range between \$430,000 & \$460	0,000
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Median sale price

Median price	\$569,000	Pro	perty Type Ur	iit		Suburb	Southbank
Period - From	01/07/2024	to	30/09/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	907/57-61 City Rd SOUTHBANK 3006	\$458,000	25/10/2024
2	1603/245 City Rd SOUTHBANK 3006	\$500,000	07/08/2024
3	1202/245 City Rd SOUTHBANK 3006	\$500,000	17/07/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/12/2024 10:21









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$430,000 - \$460,000 **Median Unit Price** September quarter 2024: \$569,000

Comparable Properties



907/57-61 City Rd SOUTHBANK 3006 (REI)

Price: \$458,000 Method: Private Sale Date: 25/10/2024

Property Type: Apartment

Agent Comments



1603/245 City Rd SOUTHBANK 3006 (REI/VG)

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Agent Comments

Price: \$500,000 Method: Private Sale Date: 07/08/2024

Property Type: Apartment



1202/245 City Rd SOUTHBANK 3006 (REI/VG)

Price: \$500,000 Method: Private Sale Date: 17/07/2024

Property Type: Apartment

Agent Comments

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





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