

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

2401/248-250 City Road, Southbank, VIC 3006

Indicative selling price

\$ 600,000 - \$620,000

Range between

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

Median sale price

Median price
\$ 560,000

Unit

Suburb
SOUTHBANK

*Delete house or unit as applicable

Period
17/10/2018 - 15/04/2019

Source
Price Finder

Comparable property sales

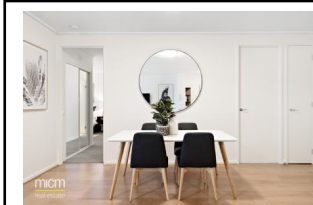
These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



4201/45 CLARKE STREET
SOUTHBANK

2 2 1

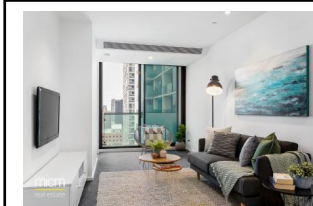
Normal Sale \$619,000
Date Sold 22/11/2018
Land 1382 sqm



193/183 CITY ROAD
SOUTHBANK

2 2 1

Normal Sale \$600,000
Date Sold 20/12/2018
Land 5025 sqm



2608/601 LITTLE LONSDALE STREET
MELBOURNE

2 2 1

Normal Sale \$615,000
Date Sold 20/11/2018
Land 1571 sqm