

## 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

2707/245-251 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2023

to

31 May 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

2807/245-251 CITY ROAD SOUTHBANK VIC 3006	\$622,000	22-Jan-24
2005/45 HAIG STREET SOUTHBANK VIC 3006	\$617,500	24-Jun-23

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: 12 June 2024



**2807/245-251 CITY ROAD  
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$622,000** Sold Date **22-Jan-24**

Distance **0.04km**



**2005/45 HAIG STREET  
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$617,500** Sold Date **24-Jun-23**

Distance **0.23km**

RS = Recent sale      UN = Undisclosed Sale

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