

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

4505/35 QUEENS BRIDGE STREET 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

\$1,400,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2023

to

31 Oct 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

813/1 QUEENSBRIDGE SQUARE SOUTHBANK VIC 3006	\$1,620,000	27-Jun-24
3908/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$1,400,000	09-Jul-24
2504/8-10 KAVANAGH STREET SOUTHBANK VIC 3006	\$1,500,000	23-Jul-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: 13 November 2024

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**813/1 QUEENSBRIDGE SQUARE
SOUTHBANK VIC 3006**

2 2 2

Sold Price **\$1,620,000** Sold Date **27-Jun-24**

Distance **0.15km**

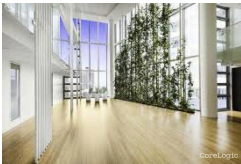


**3908/7 RIVERSIDE QUAY
SOUTHBANK VIC 3006**

2 2 2

Sold Price ^{RS} **\$1,400,000** Sold Date **09-Jul-24**

Distance **0.33km**



**2504/8-10 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$1,500,000** Sold Date **23-Jul-24**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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