

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

6007/35 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

\$868,000

&

\$898,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2021

to

31 Aug 2022

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

4601/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$955,000	29-Apr-22
5309/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$990,500	30-Jun-22
6109/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$989,999	22-Mar-22

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: 14 September 2022

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**4601/35 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

Sold Price

\$955,000

Sold Date

29-Apr-22

2

2

1

Distance

0km



**5309/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

Sold Price

\$990,500

Sold Date

30-Jun-22

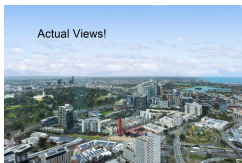
2

2

1

Distance

0.23km



**6109/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

Sold Price

\$989,999

Sold Date

22-Mar-22

2

2

1

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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