

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

706/43 HANCOCK 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2024

to

31 Jan 2025

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

2604/43 HANCOCK STREET SOUTHBANK VIC 3006	\$470,000	28-Oct-24
106/285-291 CITY ROAD SOUTHBANK VIC 3006	\$458,000	04-Dec-24
1701/245-251 CITY ROAD SOUTHBANK VIC 3006	\$465,000	06-Dec-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: 03 February 2025



**2604/43 HANCOCK STREET
SOUTHBANK VIC 3006**

2 1 -

Sold Price ^{RS} **\$470,000** ^{UN} Sold Date **28-Oct-24**

Distance **0km**

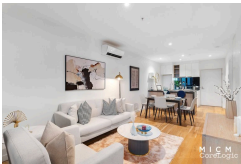


**106/285-291 CITY ROAD
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$458,000** Sold Date **04-Dec-24**

Distance **0.06km**



**1701/245-251 CITY ROAD
SOUTHBANK VIC 3006**

2 1 -

Sold Price **\$465,000** Sold Date **06-Dec-24**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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