

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

1114/9 POWER 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

\$388,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2022

to

30 Sep 2023

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

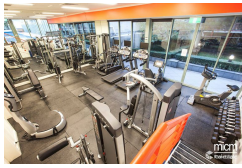
408/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$422,500	11-Jun-23
256/173 CITY ROAD SOUTHBANK VIC 3006	\$420,000	22-Aug-23
140/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$440,000	15-Jun-23

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: 10 October 2023

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**408/83 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

 1  1  1

Sold Price

\$422,500

Sold Date

11-Jun-23

Distance

0.11km



**256/173 CITY ROAD SOUTHBANK
VIC 3006**

 1  1  1

Sold Price

^{RS} **\$420,000**

Sold Date

22-Aug-23

Distance

0.2km



**140/88 KAVANAGH STREET
SOUTHBANK VIC 3006**

 1  1  1

Sold Price

\$440,000

Sold Date

15-Jun-23

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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