

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

3111/9 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

\$558,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2023

to

30 Apr 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

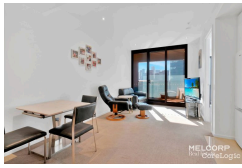
2901/9 POWER STREET SOUTHBANK VIC 3006	\$663,999	19-Jan-24
1413/180 CITY ROAD SOUTHBANK VIC 3006	\$580,888	11-Apr-24
1115/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$620,000	05-Mar-24

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: 07 May 2024

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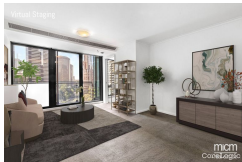


**2901/9 POWER STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$663,999** Sold Date **19-Jan-24**

Distance **0km**

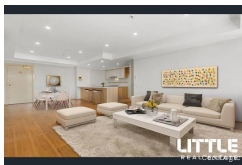


**1413/180 CITY ROAD SOUTHBANK
VIC 3006**

2 1 1

Sold Price ^{RS} **\$580,888** Sold Date **11-Apr-24**

Distance **0.08km**



**1115/83 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$620,000** Sold Date **05-Mar-24**

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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