

## 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

2201/201 NORMANBY ROAD SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,350,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2022

to

30 Jun 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

7/10 BOUNDARY STREET SOUTH MELBOURNE VIC 3205	\$1,752,000	13-May-23
510/60 SIDDELEY STREET DOCKLANDS VIC 3008	-	24-Apr-23
4605/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$1,528,000	17-Jan-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.~~

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**7/10 BOUNDARY STREET SOUTH  
 MELBOURNE VIC 3205**

3 2 1

Sold Price <sup>RS</sup> **\$1,752,000** Sold Date **13-May-23**

Distance **0.53km**



**510/60 SIDDELEY STREET  
 DOCKLANDS VIC 3008**

3 2 1

Sold Price <sup>RS</sup> - Sold Date **24-Apr-23**

Distance **0.68km**



**4605/35 QUEENS BRIDGE STREET  
 SOUTHBANK VIC 3006**

3 2 1

Sold Price **\$1,528,000** Sold Date **17-Jan-23**

Distance **1.19km**



**4905/35 QUEENS BRIDGE STREET  
 SOUTHBANK VIC 3006**

3 2 1

Sold Price **\$80,000** Sold Date **18-Jul-22**

Distance **1.19km**

RS = Recent sale      UN = Undisclosed Sale

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