

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

1704/9 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

\$968,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,500

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2023

to

30 Sep 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

1705/9 POWER STREET SOUTHBANK VIC 3006	\$915,000	30-Sep-24
5001/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$1,200,000	01-Jun-24
5401/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$1,272,088	24-Jul-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: 24 October 2024

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1705/9 POWER STREET
SOUTHBANK VIC 3006

2 2 1

Sold Price ^{RS} \$915,000 Sold Date 30-Sep-24

Distance 0.01km



5001/7 RIVERSIDE QUAY
SOUTHBANK VIC 3006

2 2 1

Sold Price \$1,200,000 Sold Date 01-Jun-24

Distance 0.33km



5401/7 RIVERSIDE QUAY
SOUTHBANK VIC 3006

2 2 1

Sold Price ^{RS} \$1,272,088 Sold Date 24-Jul-24

Distance 0.33km

RS = Recent sale UN = Undisclosed Sale

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