

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

108/83 QUEENS BRIDGE 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

\$600,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2021

to

31 Aug 2022

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

516/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$600,000	15-Sep-22
2808/180 CITY ROAD SOUTHBANK VIC 3006	\$600,000	20-Jul-22
219/173 CITY ROAD SOUTHBANK VIC 3006	\$608,000	01-Aug-22

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.~~

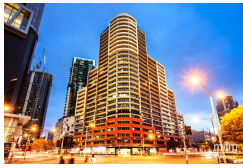
This Statement of Information was prepared on: 29 September 2022



Gladstone Park

M 9338 7111

E gladstonepark@ypa.com.au



**516/83 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price

^{RS} **\$600,000** Sold Date **15-Sep-22**

Distance **0km**



**2808/180 CITY ROAD SOUTHBANK
VIC 3006**

2 2 1

Sold Price

\$600,000 Sold Date **20-Jul-22**

Distance **0.06km**



**219/173 CITY ROAD SOUTHBANK
VIC 3006**

2 2 1

Sold Price

^{RS} **\$608,000** Sold Date **01-Aug-22**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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