

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

3411/9 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

\$536,000

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

3805/1-13 BALSTON STREET SOUTHBANK VIC 3006	630000	12-Dec-23
3105/1-13 BALSTON STREET SOUTHBANK VIC 3006	600000	24-Jan-24
2108/151 CITY ROAD SOUTHBANK VIC 3006	555000	02-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: 03 May 2024

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**3805/1-13 BALSTON STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **630000** Sold Date **12-Dec-23**

Distance **0.25km**

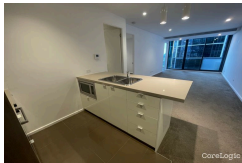


**3105/1-13 BALSTON STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **600000** Sold Date **24-Jan-24**

Distance **0.24km**



**2108/151 CITY ROAD SOUTHBANK
VIC 3006**

2 1 1

Sold Price **555000** Sold Date **02-Mar-24**

Distance **0.18km**

RS = Recent sale **UN** = Undisclosed Sale

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