

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

\$560,000

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

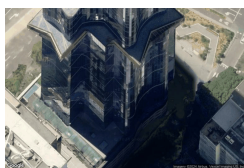
| | | |
|--|-----------|-----------|
| 2801/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006 | \$520,000 | 05-Feb-24 |
| 4107/11 BALE CIRCUIT SOUTHBANK VIC 3006 | \$560,000 | 01-Jan-24 |
| 1403/283 CITY ROAD SOUTHBANK VIC 3006 | \$520,000 | 19-Apr-24 |

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 May 2024

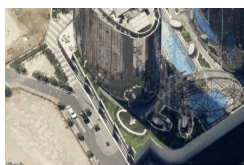
Precy Peet
P 0480472460
M 0480472460
E precy.peet@melcorp.com.au



2801/70 SOUTHBANK BOULEVARD Sold Price **\$520,000** Sold Date **05-Feb-24**
SOUTHBANK VIC 3006

 2  1  -

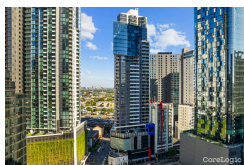
Distance **0.23km**



4107/11 BALE CIRCUIT Sold Price **\$560,000** Sold Date **01-Jan-24**
SOUTHBANK VIC 3006

 2  1  -

Distance **0.38km**



1403/283 CITY ROAD SOUTHBANK Sold Price ^{RS} **\$520,000** Sold Date **19-Apr-24**
VIC 3006

 2  1  -

Distance **0.52km**

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

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