

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

4407/35 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

\$908,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2023

to

31 Jul 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

3701/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$878,000	19-Mar-24
1501/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$900,000	03-Jun-24
2804/81 CITY ROAD SOUTHBANK VIC 3006	\$914,000	21-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: 12 August 2024

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**3701/35 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

\$878,000

Sold Date

19-Mar-24

Distance

0.01km



**1501/7 RIVERSIDE QUAY
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

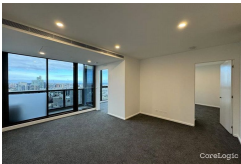
^{RS} **\$900,000**

Sold Date

03-Jun-24

Distance

0.33km



**2804/81 CITY ROAD SOUTHBANK
VIC 3006**

 2  2  1

Sold Price

\$914,000

Sold Date

21-Mar-24

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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