

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

1804/9 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

\$938,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,499

Property type

Unit

Suburb

Southbank

Period-from

01 May 2022

to

30 Apr 2023

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

5209/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$935,000	07-Nov-22
5609/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$990,000	13-Mar-23
3903/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$870,000	16-Jan-23

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 2023

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**5209/35 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

Sold Price

\$935,000

Sold Date

07-Nov-22

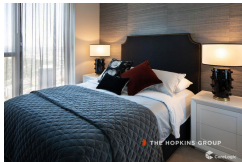
2

2

1

Distance

0km



**5609/35 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

Sold Price

\$990,000

Sold Date

13-Mar-23

2

2

1

Distance

0km



**3903/35 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

Sold Price

\$870,000

Sold Date

16-Jan-23

2

2

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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