



## 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

2202/83 Queensbridge Street, Southbank, 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$660,000.00

&

\$726,000.00

### Median sale price

Median price

\$530,000.00

Property type

Unit/Apartment

Suburb

SOUTHBANK

Period - From

Feb 2023

to

Jan 2024

Source

Corelogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1310/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$675,000.00	23/10/2023
3004/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$660,000.00	6/11/2023
230C/45 CLARKE STREET SOUTHBANK VIC 3006	\$695,000.00	25/09/2023

This Statement of Information was prepared on: Thursday 22nd February 2024