

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

1610/9 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

\$390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2023

to

29 Feb 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

2513/9 POWER STREET SOUTHBANK VIC 3006	\$385,000	14-Jan-24
2700/180 CITY ROAD SOUTHBANK VIC 3006	\$435,000	13-Dec-23
3209/9 POWER STREET SOUTHBANK VIC 3006	\$370,000	03-Apr-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.

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**2513/9 POWER STREET
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$385,000** Sold Date **14-Jan-24**

Distance **0km**



**2700/180 CITY ROAD SOUTHBANK
VIC 3006**

1 1 1

Sold Price **\$435,000** Sold Date **13-Dec-23**

Distance **0.08km**



**3209/9 POWER STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$370,000** Sold Date **03-Apr-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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