

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

1402/9 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

\$758,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2024

to

31 Dec 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

3807/241-243 CITY ROAD SOUTHBANK VIC 3006	900999	11-Dec-24
210/183 CITY ROAD SOUTHBANK VIC 3006	785000	22-Oct-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 January 2025

Patricia Destito
P 03 9696 8869
M 03 9696 8869
E trishd@melcorp.com.au



**3807/241-243 CITY ROAD
SOUTHBANK VIC 3006**

2 2 2

Sold Price ^{RS} **900999** Sold Date **11-Dec-24**

Distance **0.39km**



**210/183 CITY ROAD SOUTHBANK
VIC 3006**

2 2 2

Sold Price ^{RS} **785000** Sold Date **22-Oct-24**

Distance **0.22km**

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

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