

## 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

2003/9 POWER STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$815,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2023

to

31 Oct 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

5203/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$700,000	19-Jul-24
6709/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$805,000	29-Aug-24
1101/180 CITY ROAD SOUTHBANK VIC 3006	\$780,000	20-Apr-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: 25 November 2024

Precy Peet  
P 0480472460  
M 0480472460  
E precy.peet@melcorp.com.au



**5203/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006**  
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Sold Price **\$700,000** Sold Date **19-Jul-24**  
Distance **0.23km**



**6709/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006**  
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Sold Price **\$805,000** Sold Date **29-Aug-24**  
Distance **0.23km**



**1101/180 CITY ROAD SOUTHBANK VIC 3006**  
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Sold Price **\$780,000** Sold Date **20-Apr-24**  
Distance **0.12km**



**3607/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006**  
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Sold Price **\$850,000** Sold Date **16-Mar-24**  
Distance **0km**

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

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