

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

4908/35 Queens Bridge 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

or range
between

\$950,000

&

\$988,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2021

to

31 Dec 2021

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

2307/7 Riverside Quay Southbank VIC 3006	\$1,100,000	15-Dec-21
3511/1-9 Freshwater Place Southbank VIC 3006	\$970,000	18-Nov-21
62/28-32 Southgate Avenue Southbank VIC 3006	\$1,315,000	05-Nov-21

OR

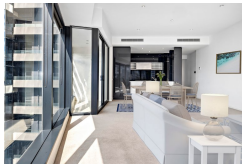
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 January 2022

Team 477

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**2307/7 Riverside Quay Southbank
VIC 3006**

2 2 1

Sold Price ^{RS} **\$1,100,000** ^{UN} Sold Date **15-Dec-21**

Distance **0.33km**



**3511/1-9 Freshwater Place
Southbank VIC 3006**

2 2 2

Sold Price ^{RS} **\$970,000** Sold Date **18-Nov-21**

Distance **0.15km**



**62/28-32 Southgate Avenue
Southbank VIC 3006**

2 2 1

Sold Price **\$1,315,000** Sold Date **05-Nov-21**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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