

## 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

3001/9 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

or range  
between

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2023

to

31 Aug 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

277C/183 CITY ROAD SOUTHBANK VIC 3006	\$630,000	01-Aug-24
3608A/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$631,888	27-Jun-24
5007/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$580,000	18-Jun-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.~~

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**277C/183 CITY ROAD SOUTHBANK VIC 3006** Sold Price **\$630,000** Sold Date **01-Aug-24**

 2  1  -

Distance **0.22km**



**3608A/118 KAVANAGH STREET SOUTHBANK VIC 3006** Sold Price **\$631,888** Sold Date **27-Jun-24**

 2  1  -

Distance **0.28km**



**5007/11 BALE CIRCUIT SOUTHBANK VIC 3006** Sold Price **\$580,000** Sold Date **18-Jun-24**

 2  1  -

Distance **0.38km**

RS = Recent sale      UN = Undisclosed Sale

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