

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

1415/9 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

or range
between

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2024

to

28 Feb 2025

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

1815/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$420,000	10-Jan-25
601/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$400,000	26-Feb-25
1002/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$420,000	09-Jan-25

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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1815/70 SOUTHBANK BOULEVARD Sold Price **\$420,000** Sold Date **10-Jan-25**
SOUTHBANK VIC 3006

1 1 -

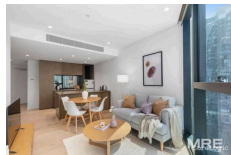
Distance **0.22km**



601/118 KAVANAGH STREET Sold Price ^{RS} **\$400,000** Sold Date **26-Feb-25**
SOUTHBANK VIC 3006

1 1 -

Distance **0.29km**



1002/11 BALE CIRCUIT Sold Price **\$420,000** Sold Date **09-Jan-25**
SOUTHBANK VIC 3006

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Distance **0.37km**

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

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