

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

2901/9 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

\$688,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Dec 2022

to

30 Nov 2023

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

2707/9 POWER STREET SOUTHBANK VIC 3006	\$635,000	31-Aug-23
32/1 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$812,000	01-Sep-23
8/51 KAVANAGH STREET SOUTHBANK VIC 3006	\$708,000	01-Jul-23

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: 01 December 2023

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**2707/9 POWER STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$635,000** Sold Date **31-Aug-23**

Distance **0.01km**



**32/1 RIVERSIDE QUAY
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$812,000** Sold Date **01-Sep-23**

Distance **0.23km**



**8/51 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$708,000** Sold Date **01-Jul-23**

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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