

## 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

5101/35 QUEENS BRIDGE 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

\$888,000

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

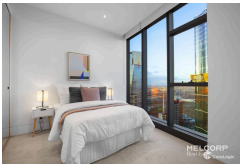
6007/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$860,000	09-Sep-23
1704/9 POWER STREET SOUTHBANK VIC 3006	\$928,000	05-Nov-23
4310/1 QUEENSBRIDGE SQUARE SOUTHBANK VIC 3006	\$1,070,000	18-Sep-23

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: 05 December 2023

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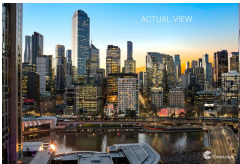


**6007/35 QUEENS BRIDGE STREET  
SOUTHBANK VIC 3006**

Sold Price **\$860,000** Sold Date **09-Sep-23**

2 2 1

Distance **0.01km**



**1704/9 POWER STREET  
SOUTHBANK VIC 3006**

Sold Price **\$928,000** Sold Date **05-Nov-23**

2 2 1

Distance **0.01km**



**4310/1 QUEENSBRIDGE SQUARE  
SOUTHBANK VIC 3006**

Sold Price <sup>RS</sup> **\$1,070,000** Sold Date **18-Sep-23**

2 2 1

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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