

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

1212/83 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

\$839,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2024

to

31 Dec 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

1705/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$800,000	31-Jul-24
232/22 KAVANAGH STREET SOUTHBANK VIC 3006	\$838,000	09-Oct-24
902/180 CITY ROAD SOUTHBANK VIC 3006	\$895,000	02-Sep-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.~~

This Statement of Information was prepared on: 14 January 2025



**1705/83 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

3 2 1

Sold Price

\$800,000

Sold Date

31-Jul-24

Distance

0km



**232/22 KAVANAGH STREET
SOUTHBANK VIC 3006**

3 2 1

Sold Price

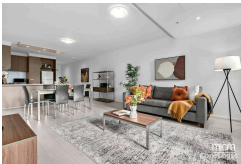
\$838,000

Sold Date

09-Oct-24

Distance

0.42km



**902/180 CITY ROAD SOUTHBANK
VIC 3006**

3 2 1

Sold Price

\$895,000

Sold Date

02-Sep-24

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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