

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

3808/35 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2023

to

29 Feb 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

5006/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$825,000	09-Dec-23
2406/180 CITY ROAD SOUTHBANK VIC 3006	\$730,000	16-Dec-23
2102/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$770,000	05-Feb-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: 18 March 2024

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5006/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006 Sold Price **\$825,000** Sold Date **09-Dec-23**

2 2 1

Distance **0.01km**



2406/180 CITY ROAD SOUTHBANK VIC 3006 Sold Price **\$730,000** Sold Date **16-Dec-23**

2 2 1

Distance **0.08km**



2102/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006 Sold Price ^{RS} **\$770,000** Sold Date **05-Feb-24**

2 1 1

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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