

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

2006/9 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

\$1,398,000

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

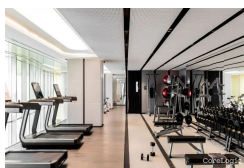
7708/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$1,766,000	17-Jan-24
7206/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$1,350,000	13-Feb-24
3808/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$1,300,000	24-Nov-23

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: 26 March 2024

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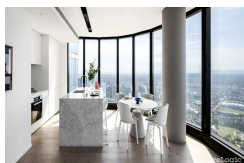


**7708/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

3 2 2

Sold Price **\$1,766,000** Sold Date **17-Jan-24**

Distance **0.13km**



**7206/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

3 2 2

Sold Price **\$1,350,000** Sold Date **13-Feb-24**

Distance **0.23km**



**3808/7 RIVERSIDE QUAY
SOUTHBANK VIC 3006**

3 2 2

Sold Price **\$1,300,000** Sold Date **24-Nov-23**

Distance **0.33km**

RS = Recent sale UN = Undisclosed Sale

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