

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

5804/35 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

\$1,380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2021

to

30 Sep 2022

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

3307/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$1,265,000	06-May-22
4008/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$1,300,000	05-Oct-22
3404/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$1,150,000	11-May-22

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: 13 October 2022

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3307/7 RIVERSIDE QUAY SOUTHBANK VIC 3006

2 2 2

Sold Price **\$1,265,000** Sold Date **06-May-22**

Distance **0.33km**



4008/7 RIVERSIDE QUAY SOUTHBANK VIC 3006

2 2 2

Sold Price ^{RS} **\$1,300,000** ^{UN} Sold Date **05-Oct-22**

Distance **0.33km**



3404/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006

2 2 1

Sold Price **\$1,150,000** Sold Date **11-May-22**

Distance **0.15km**

RS = Recent sale **UN** = Undisclosed Sale

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