

## 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

706/43 HANCOCK 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

or range  
between

\$450,000

&

\$480,000

### 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

2604/43 HANCOCK STREET SOUTHBANK VIC 3006	\$470,000	28-Oct-24
1701/245-251 CITY ROAD SOUTHBANK VIC 3006	\$465,000	06-Dec-24
2302/48 BALSTON STREET SOUTHBANK VIC 3006	\$465,000	03-Oct-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: 15 January 2025



**2604/43 HANCOCK STREET  
SOUTHBANK VIC 3006**

2 1 -

Sold Price <sup>RS</sup> **\$470,000** <sup>UN</sup> Sold Date **28-Oct-24**

Distance **0km**



**1701/245-251 CITY ROAD  
SOUTHBANK VIC 3006**

2 1 -

Sold Price **\$465,000** Sold Date **06-Dec-24**

Distance **0.16km**



**2302/48 BALSTON STREET  
SOUTHBANK VIC 3006**

2 1 -

Sold Price Sold Date **03-Oct-24**

Distance **0.36km**

RS = Recent sale      UN = Undisclosed Sale

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