

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

2707/9 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

\$650,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2022

to

30 Jun 2023

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

4112/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$749,800	14-Mar-23
1913/180 CITY ROAD SOUTHBANK VIC 3006	\$580,888	24-Mar-23
2005/45 HAIG STREET SOUTHBANK VIC 3006	\$617,500	24-Jun-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: 03 July 2023

Patricia Destito
P 03 9696 8869
M 03 9696 8869
E trishd@melcorp.com.au



**4112/35 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

Sold Price

^{RS}

\$749,800

Sold Date

14-Mar-23

2

1

1

Distance

0km



**1913/180 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$580,888

Sold Date

24-Mar-23

2

1

1

Distance

0.08km



**2005/45 HAIG STREET
SOUTHBANK VIC 3006**

Sold Price

^{RS}

\$617,500

Sold Date

24-Jun-23

2

1

1

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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