

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

5605/35 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

\$1,550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2023

to

31 Mar 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

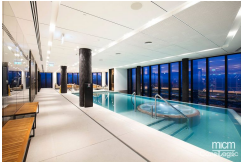
4605/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$1,528,000	17-Jan-23
4805/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$1,475,000	11-May-23
5109/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	-	-

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: 17 April 2024

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4605/35 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006

Sold Price **\$1,528,000** Sold Date **17-Jan-23**

 3  2  1

Distance **0km**



4805/35 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006

Sold Price **\$1,475,000** Sold Date **11-May-23**

 3  2  1

Distance **0km**



5109/35 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006

Sold Price - Sold Date -

 2  2  1

Distance **0.01km**

RS = Recent sale UN = Undisclosed Sale

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