

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

2107/9 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

or range
between

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2023

to

31 Oct 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

818/25-29 COVENTRY STREET SOUTHBANK VIC 3006	635000	06-Jun-24
91/285-291 CITY ROAD SOUTHBANK VIC 3006	616000	12-Jun-24
2609/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	620000	20-Sep-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: 18 November 2024

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**818/25-29 COVENTRY STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **635000** Sold Date **06-Jun-24**

Distance **1.04km**



**91/285-291 CITY ROAD
SOUTHBANK VIC 3006**

2 1 1

Sold Price **616000** Sold Date **12-Jun-24**

Distance **0.55km**



**2609/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

2 1 1

Sold Price **620000** Sold Date **20-Sep-24**

Distance **0.15km**

RS = Recent sale UN = Undisclosed Sale

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