

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

5109/35 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

or range
between

\$1,050,000

&

\$1,155,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,499

Property type

Unit

Suburb

Southbank

Period-from

01 May 2022

to

30 Apr 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

4404/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$1,199,999	26-Oct-22
5804/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$1,279,999	07-Nov-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: 09 May 2023



4404/35 QUEENS BRIDGE STREET Sold Price **\$1,199,999** Sold Date **26-Oct-22**
SOUTHBANK VIC 3006

 2  2  1

Distance **0km**



5804/35 QUEENS BRIDGE STREET Sold Price **\$1,279,999** Sold Date **07-Nov-22**
SOUTHBANK VIC 3006

 2  2  1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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