

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

2111/9 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

\$510,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2023

to

31 Jul 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

1411/9 POWER STREET SOUTHBANK VIC 3006	\$650,000	24-Apr-24
1413/180 CITY ROAD SOUTHBANK VIC 3006	\$580,000	27-Mar-24
2108/151 CITY ROAD SOUTHBANK VIC 3006	\$555,000	02-Mar-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: 31 August 2024

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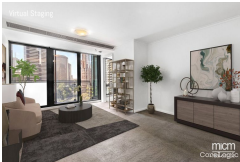


**1411/9 POWER STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price **\$650,000** Sold Date **24-Apr-24**

Distance **0km**



**1413/180 CITY ROAD SOUTHBANK
VIC 3006**

 2  1  1

Sold Price **\$580,000** Sold Date **27-Mar-24**

Distance **0.08km**



**2108/151 CITY ROAD SOUTHBANK
VIC 3006**

 2  1  1

Sold Price **\$555,000** Sold Date **02-Mar-24**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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