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	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Trainge between \$600,000	Range between	\$330,000	&	\$360,000
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Median sale price

Median price	\$597,694	Pro	perty Type Un	it		Suburb	Southbank
Period - From	01/07/2023	to	30/06/2024	So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	608/22 Dorcas St SOUTHBANK 3006	\$331,000	02/08/2024
2	1414/70 Southbank Blvd SOUTHBANK 3006	\$340,000	01/08/2024
3	2903/250 City Rd SOUTHBANK 3006	\$340,000	19/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/09/2024 19:15









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$330,000 - \$360,000 **Median Unit Price** Year ending June 2024: \$597,694

Comparable Properties



608/22 Dorcas St SOUTHBANK 3006 (REI/VG)

Property Type: Apartment

Price: \$331,000 Method: Private Sale Date: 02/08/2024

Land Size: 46.50 sqm approx



1414/70 Southbank Blvd SOUTHBANK 3006

(REI)

Price: \$340,000 Method: Private Sale Date: 01/08/2024

Property Type: Apartment

Agent Comments

Agent Comments

Agent Comments



2903/250 City Rd SOUTHBANK 3006 (REI/VG)

Price: \$340.000 Method: Private Sale Date: 19/06/2024

Property Type: Apartment Land Size: 52 sqm approx

Account - Bow Residential | P: (03) 8672 2942





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