

## 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

3701/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$880,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2023

to

31 Jan 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

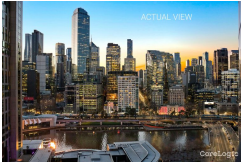
1704/9 POWER STREET SOUTHBANK VIC 3006	928000	05-Nov-23
1412/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	920000	29-Aug-23
2901/1-13 BALSTON STREET SOUTHBANK VIC 3006	800000	19-Oct-23

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.

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**1704/9 POWER STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **928000** Sold Date **05-Nov-23**

Distance -



**1412/1-9 FRESHWATER PLACE  
SOUTHBANK VIC 3006**

 2  2  2

Sold Price **920000** Sold Date **29-Aug-23**

Distance **0.15km**



**2901/1-13 BALSTON STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **800000** Sold Date **19-Oct-23**

Distance **0.25km**

RS = Recent sale      UN = Undisclosed Sale

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