

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

2006/9 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

\$1,350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2024

to

31 Jan 2025

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

7306/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$1,350,000	04-Oct-24
3301/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$1,550,000	04-Sep-24
8007/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$1,520,000	21-Aug-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: 01 February 2025

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**7306/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

 3  2  2

Sold Price **\$1,350,000** Sold Date **04-Oct-24**

Distance **0.22km**

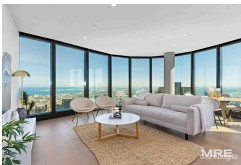


**3301/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

 3  2  2

Sold Price **\$1,550,000** Sold Date **04-Sep-24**

Distance **0.15km**



**8007/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

 3  2  2

Sold Price **\$1,520,000** Sold Date **21-Aug-24**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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