

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 1309/9 Power Street, Southbank 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 \$390,000

or range between

&

Median sale price

Median price \$566,250

Property type UNIT

Suburb SOUTHBANK

Period - From 01/01/2022

to 03/04/2022

Source 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 | Price | Date of sale |
|---|-----------|--------------|
| 1. 1304/105 Clarendon Street Southbank 3006 | \$400,000 | 09/02/2022 |
| 2. 2310/601 Little Lonsdale Street Melbourne 3000 | \$380,000 | 08/02/2022 |
| 3. 1409/180 City Road Southbank 3006 | \$362,800 | 15/03/2022 |

This Statement of Information was prepared on: 03/04/2022