



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 416/83 Queensbridge Street, Southbank, 3006

Indicative selling price

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

Single price or range between \$620,000.00 & \$650,000.00

Median sale price

Median price \$585,000.00 Property type Unit/Apartment Suburb SOUTHBANK
Period - From Jul 2020 to Jun 2021 Source REIV

Comparable property sales

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
900/668 Bourke St MELBOURNE 3000	\$650,000.00	26/05/2021
218/22 Kavanagh St SOUTHBANK 3006	\$635,000.00	20/05/2021
85/63 Dorcas St SOUTH MELBOURNE 3205	\$629,000.00	31/07/2021

This Statement of Information was prepared on: Monday 09th August 2021