

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

1001/9 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

\$505,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Southbank

Period-from

01 Dec 2023

to

30 Nov 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

1113/180 CITY ROAD SOUTHBANK VIC 3006	\$563,888	30-Jun-24
109/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$600,000	25-Sep-24
2503/180 CITY ROAD SOUTHBANK VIC 3006	\$508,888	22-Jun-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: 05 December 2024

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**1113/180 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$563,888

Sold Date **30-Jun-24**

 2  1  1

Distance **0.08km**



**109/83 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

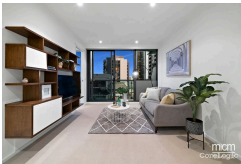
Sold Price

\$600,000

Sold Date **25-Sep-24**

 2  1  1

Distance **0.11km**



**2503/180 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$508,888

Sold Date **22-Jun-24**

 2  1  1

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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