

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

2113/9 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2022

to

31 Oct 2023

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

| | | |
|---|-----------|-----------|
| 3004/180 CITY ROAD SOUTHBANK VIC 3006 | \$465,887 | 18-Oct-23 |
| 2303/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006 | \$452,500 | 05-Jun-23 |
| 209/88 KAVANAGH STREET SOUTHBANK VIC 3006 | \$450,000 | 16-Aug-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.~~

This Statement of Information was prepared on: 28 November 2023

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3004/180 CITY ROAD SOUTHBANK VIC 3006

Sold Price

\$465,887

Sold Date

18-Oct-23

1

1

1

Distance

0.08km



2303/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006

Sold Price

\$452,500

Sold Date

05-Jun-23

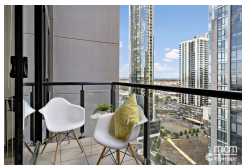
1

1

1

Distance

0.11km



209/88 KAVANAGH STREET SOUTHBANK VIC 3006

Sold Price

^{RS} **\$450,000**

Sold Date

16-Aug-23

1

1

1

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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