

## 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

1411/9 POWER STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$688,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2023

to

29 Feb 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

518/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$635,000	16-Feb-24
2102/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$770,000	05-Feb-24
1310/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$675,000	23-Oct-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: 05 March 2024

Patricia Destito  
P 03 9696 8869  
M 03 9696 8869  
E trishd@melcorp.com.au



**518/83 QUEENS BRIDGE STREET  
SOUTHBANK VIC 3006**

Sold Price

<sup>RS</sup>

**\$635,000**

Sold Date

**16-Feb-24**

 2  1  1

Distance

**0.11km**



**2102/83 QUEENS BRIDGE STREET  
SOUTHBANK VIC 3006**

Sold Price

<sup>RS</sup>

**\$770,000**

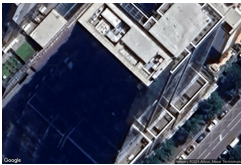
Sold Date

**05-Feb-24**

 2  1  1

Distance

**0.11km**



**1310/60 KAVANAGH STREET  
SOUTHBANK VIC 3006**

Sold Price

**\$675,000**

Sold Date

**23-Oct-23**

 2  1  1

Distance

**0.23km**

RS = Recent sale

UN = Undisclosed Sale

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