

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

2905/9 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

\$960,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2024

to

28 Feb 2025

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

1705/9 POWER STREET SOUTHBANK VIC 3006	\$915,000	19-Sep-24
4407/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$872,500	12-Sep-24
1704/9 POWER STREET SOUTHBANK VIC 3006	\$968,000	05-Nov-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.

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**1705/9 POWER STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$915,000** Sold Date **19-Sep-24**

Distance **0km**

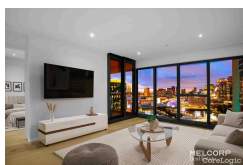


**4407/35 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$872,500** Sold Date **12-Sep-24**

Distance **0km**



**1704/9 POWER STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$968,000** Sold Date **05-Nov-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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