

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

2714/9 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,750

Property type

Unit

Suburb

Southbank

Period-from

01 Dec 2021

to

30 Nov 2022

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

1515/9 POWER STREET SOUTHBANK VIC 3006	\$420,000	22-Nov-22
2312/9 POWER STREET SOUTHBANK VIC 3006	\$460,000	17-Jul-22

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: 13 December 2022



**first
national**
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Sales Avant

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**1515/9 POWER STREET
SOUTHBANK VIC 3006**

1 1 1

Sold Price

^{RS} **\$420,000** Sold Date **22-Nov-22**

Distance **0km**



**2312/9 POWER STREET
SOUTHBANK VIC 3006**

1 1 1

Sold Price

\$460,000 Sold Date **17-Jul-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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