

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

or range
between

\$495,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2024

to

31 Jan 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

3003/180 CITY ROAD SOUTHBANK VIC 3006	\$507,150	04-Oct-24
109/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$600,000	25-Sep-24
411/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$572,500	18-Dec-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: 04 February 2025

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3003/180 CITY ROAD SOUTHBANK VIC 3006 Sold Price **\$507,150** Sold Date **04-Oct-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**



411/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006 Sold Price **\$572,500** Sold Date **18-Dec-24**

2 1 1

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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