

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

1414/9 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

\$398,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2024

to

31 Dec 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

176/183 CITY ROAD SOUTHBANK VIC 3006	410000	19-Aug-24
4502/11 BALE CIRCUIT SOUTHBANK VIC 3006	400000	13-Nov-24
1406/245-251 CITY ROAD SOUTHBANK VIC 3006	425000	04-Aug-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: 09 January 2025

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**176/183 CITY ROAD SOUTHBANK
VIC 3006**

1 1 1

Sold Price

410000

Sold Date **19-Aug-24**

Distance

0.22km



**4502/11 BALE CIRCUIT
SOUTHBANK VIC 3006**

1 1 -

Sold Price

400000

Sold Date **13-Nov-24**

Distance

0.38km



**1406/245-251 CITY ROAD
SOUTHBANK VIC 3006**

1 1 -

Sold Price

425000

Sold Date **04-Aug-24**

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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