

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

6206/35 QUEENS BRIDGE 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

\$2,350,000

&

\$2,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2023

to

30 Jun 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

| | | |
|--|-------------|-----------|
| 8802/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006 | \$2,300,000 | 31-Jan-24 |
| 8901/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006 | \$2,609,000 | 02-Feb-24 |
| 316/33 SPENCER STREET MELBOURNE VIC 3000 | \$2,250,000 | 21-May-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: 10 July 2024

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8802/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006
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Sold Price **\$2,300,000** Sold Date **31-Jan-24**
Distance **0.13km**



8901/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006
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Sold Price **\$2,609,000** Sold Date **02-Feb-24**
Distance **0.13km**



316/33 SPENCER STREET MELBOURNE VIC 3000
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Sold Price ^{RS} **\$2,250,000** Sold Date **21-May-24**
Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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