

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

2002/9 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

\$838,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,499

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2021

to

31 May 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

4203/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$815,000	18-Jan-22
4908/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$929,999	22-Feb-22
2302/9 POWER STREET SOUTHBANK VIC 3006	\$789,000	20-Apr-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: 07 June 2022

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**4203/35 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

Sold Price

^{RS} **\$815,000** Sold Date **18-Jan-22**

 2  2  1

Distance -



**4908/35 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

Sold Price

\$929,999 Sold Date **22-Feb-22**

 2  2  1

Distance -



**2302/9 POWER STREET
SOUTHBANK VIC 3006**

Sold Price

^{RS} **\$789,000** Sold Date **20-Apr-22**

 2  2  1

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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