

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

1409/83 Queens Bridge Street, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$739,000

Median sale price

Median price

\$545,000

Property Type

Unit

Suburb

Southbank

Period - From

01/04/2020

to

30/06/2020

Source

REIV

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 six 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
1	1807/83 Queens Bridge St SOUTHBANK 3006	\$830,000	21/04/2020
2	2501/180 City Rd SOUTHBANK 3006	\$755,000	14/07/2020
3	336/299 Spring St MELBOURNE 3000	\$750,000	23/05/2020

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 six months.~~

This Statement of Information was prepared on:

20/07/2020 10:31



3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties

1807/83 Queens Bridge St SOUTHBANK 3006 (VG) Agent Comments

3 - -

Price: \$830,000

Method: Sale

Date: 21/04/2020

Property Type: Strata Unit/Flat



2501/180 City Rd SOUTHBANK 3006 (REI) Agent Comments

3 2 1

Price: \$755,000

Method: Private Sale

Date: 14/07/2020

Property Type: Apartment

336/299 Spring St MELBOURNE 3000 (VG) Agent Comments

2 - -

Price: \$750,000

Method: Sale

Date: 23/05/2020

Property Type: Flat/Unit/Apartment (Res)