

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

5708/35 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

\$1,450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Southbank

Period-from

01 Dec 2023

to

30 Nov 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

5605/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$1,530,000	05-Jun-24
2907/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$1,950,000	02-Aug-24
3301/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$1,550,000	04-Sep-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: 05 December 2024

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**5605/35 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

Sold Price **\$1,530,000** Sold Date **05-Jun-24**

3 2 1

Distance **0km**

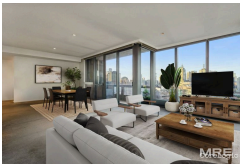


**2907/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

Sold Price **\$1,950,000** Sold Date **02-Aug-24**

3 2 1

Distance **0.15km**



**3301/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

Sold Price **\$1,550,000** Sold Date **04-Sep-24**

3 2 2

Distance **0.15km**

RS = Recent sale UN = Undisclosed Sale

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