

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

3304/9 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

or range
between

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2023

to

31 Jul 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

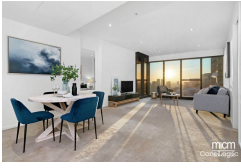
Date of sale

2704/9 POWER STREET SOUTHBANK VIC 3006	\$788,000	15-Aug-24
5101/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$828,000	08-Mar-24
3701/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$878,000	19-Mar-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: 22 August 2024



**2704/9 POWER STREET
SOUTHBANK VIC 3006**

Sold Price

RS

\$788,000

Sold Date **15-Aug-24**

2 2 -

Distance **0km**



**5101/35 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

Sold Price

\$828,000

Sold Date **08-Mar-24**

2 2 1

Distance **0km**



**3701/35 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

Sold Price

\$878,000

Sold Date **19-Mar-24**

2 2 1

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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