

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

4212/35 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

\$715,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2020

to

31 Oct 2021

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

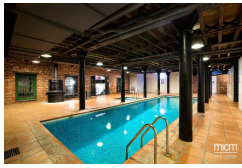
33/1 Riverside Quay Southbank VIC 3006	\$760,000	27-May-21
83/22 Kavanagh Street Southbank VIC 3006	\$695,000	29-Sep-21
87/22 Kavanagh Street Southbank VIC 3006	\$658,000	04-Aug-21

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: 17 November 2021

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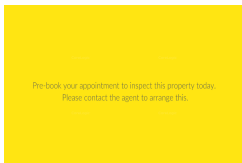
33/1 Riverside Quay Southbank VIC 3006 Sold Price **\$760,000** Sold Date **27-May-21**
Distance **0.25km**

2 1 1



83/22 Kavanagh Street Southbank VIC 3006 Sold Price ^{RS} **\$695,000** Sold Date **29-Sep-21**
Distance **0.39km**

2 1 1



87/22 Kavanagh Street Southbank VIC 3006 Sold Price ^{RS} **\$658,000** Sold Date **04-Aug-21**
Distance **0.39km**

2 1 1

RS = Recent sale UN = Undisclosed Sale

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