

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

2806/9 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

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2021

to

31 Dec 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

510/60 Siddeley Street Docklands VIC 3008	\$1,050,000	28-Nov-21
1116/60 Siddeley Street Docklands VIC 3008	\$935,000	17-Dec-21
15-35 Thistlethwaite Street South Melbourne VIC 3205	\$1,041,000	06-Nov-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: 24 January 2022

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510/60 Siddeley Street Docklands VIC 3008

3 2 1

Sold Price ^{RS} **\$1,050,000** ^{UN} Sold Date **28-Nov-21**

Distance **0.78km**



- Bookings are essential for all inspections.
- Please contact the agent via phone or email to book in for an inspection.
- Attendance sheet must be made a booking via phone or email will not be granted entry for the inspection.
- Inspections may be cancelled if there are no registered attendees.
- Maximum of 10 people allowed at the property at one time.
- Face masks must be worn unless an exemption applies.
- QR code will need to be completed prior to entry

1116/60 Siddeley Street Docklands VIC 3008

3 2 1

Sold Price ^{RS} **\$935,000** Sold Date **17-Dec-21**

Distance **0.78km**



15-35 Thistlethwaite Street South Melbourne VIC 3205

3 2 1

Sold Price **\$1,041,000** Sold Date **06-Nov-21**

Distance **1.16km**

RS = Recent sale UN = Undisclosed Sale

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