

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

2007/9 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

\$508,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,500

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2023

to

30 Sep 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

1411/9 POWER STREET SOUTHBANK VIC 3006	\$650,000	24-Apr-24
3111/9 POWER STREET SOUTHBANK VIC 3006	\$513,888	07-Aug-24
3907/135 CITY ROAD SOUTHBANK VIC 3006	\$573,000	27-May-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: 11 October 2024

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**1411/9 POWER STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$650,000** Sold Date **24-Apr-24**

Distance **0km**



**3111/9 POWER STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$513,888** Sold Date **07-Aug-24**

Distance **0km**



**3907/135 CITY ROAD SOUTHBANK
VIC 3006**

2 1 1

Sold Price **\$573,000** Sold Date **27-May-24**

Distance **0.19km**



**167/173 CITY ROAD SOUTHBANK
VIC 3006**

2 1 1

Sold Price **\$570,000** Sold Date **28-Aug-24**

Distance **0.2km**

RS = Recent sale UN = Undisclosed Sale

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