

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

1414/9 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

\$415,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2023

to

31 May 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

| | | |
|--|-----------|-----------|
| 3108/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006 | \$550,000 | 30-Jan-24 |
| 809/180 CITY ROAD SOUTHBANK VIC 3006 | \$510,000 | 05-May-24 |
| 1011/180 CITY ROAD SOUTHBANK VIC 3006 | \$440,000 | 26-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.~~

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**3108/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$550,000** Sold Date **30-Jan-24**

Distance **0.13km**

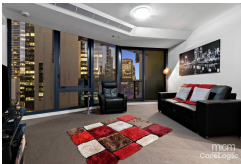


**809/180 CITY ROAD SOUTHBANK
VIC 3006**

1 1 1

Sold Price **\$510,000** Sold Date **05-May-24**

Distance **0.08km**



**1011/180 CITY ROAD SOUTHBANK
VIC 3006**

1 1 1

Sold Price **\$440,000** Sold Date **26-Mar-24**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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