

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

2408/9 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

\$448,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,999

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2022

to

31 Jan 2023

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

2603/180 CITY ROAD SOUTHBANK VIC 3006	\$475,888	14-Sep-22
2005/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$570,000	24-Nov-22
3802/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$695,000	19-Dec-22

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: 25 February 2023

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2603/180 CITY ROAD SOUTHBANK VIC 3006 Sold Price **\$475,888** Sold Date **14-Sep-22**

1 1 1

Distance **0.08km**



2005/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006 Sold Price **\$570,000** Sold Date **24-Nov-22**

1 1 1

Distance **0.15km**



3802/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006 Sold Price ^{RS} **\$695,000** Sold Date **19-Dec-22**

1 1 1

Distance **0.15km**

RS = Recent sale **UN** = Undisclosed Sale

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