

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

5302/35 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

\$2,530,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,000

Property type

Unit

Suburb

Southbank

Period-from

01 Dec 2020

to

30 Nov 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

5802/35 Queens Bridge Street Southbank VIC 3006	\$2,349,997	30-Jun-21
7/30 Oliver Lane Melbourne VIC 3000	\$2,700,000	14-Dec-21
7802/70 Southbank Boulevard Southbank VIC 3006	\$1,675,000	31-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.~~

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Patricia Destito
P 03 9696 8869
M 03 9696 8869
E trishd@melcorp.com.au



**5802/35 Queens Bridge Street
Southbank VIC 3006**

3 2 2

Sold Price **\$2,349,997** Sold Date **30-Jun-21**

Distance -

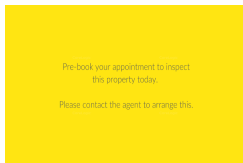


**7/30 Oliver Lane Melbourne VIC
3000**

3 2 2

Sold Price ^{RS} **\$2,700,000** ^{UN} Sold Date **14-Dec-21**

Distance **1.1km**



**7802/70 Southbank Boulevard
Southbank VIC 3006**

3 2 2

Sold Price **\$1,675,000** Sold Date **31-Aug-21**

Distance **0.23km**

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

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