

## 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

4112/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$738,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2022

to

31 Dec 2022

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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 2002/9 POWER STREET SOUTHBANK VIC 3006          | \$810,000 | 21-Nov-22 |
| 1106/9 POWER STREET SOUTHBANK VIC 3006          | \$650,000 | 16-Dec-22 |
| 5210/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006 | \$738,000 | 17-Aug-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: 11 January 2023

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



## 2002/9 POWER STREET SOUTHBANK VIC 3006

2 2 1

Sold Price

**\$810,000** Sold Date **21-Nov-22**

Distance

**0km**



## 1106/9 POWER STREET SOUTHBANK VIC 3006

2 1 1

Sold Price

<sup>RS</sup> **\$650,000** Sold Date **16-Dec-22**

Distance

**0km**



## 5210/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006

2 1 1

Sold Price

**\$738,000** Sold Date **17-Aug-22**

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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