

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

1112/9 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

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,500

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2024

to

31 Mar 2025

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

406/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$500,000	28-Nov-24
1701/245-251 CITY ROAD SOUTHBANK VIC 3006	\$465,000	06-Dec-24
2210/9 POWER STREET SOUTHBANK VIC 3006	\$500,000	03-Mar-25

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: 04 April 2025

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**406/118 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 -

Sold Price **\$500,000** Sold Date **28-Nov-24**

Distance **0.29km**



**1701/245-251 CITY ROAD
SOUTHBANK VIC 3006**

2 1 -

Sold Price **\$465,000** Sold Date **06-Dec-24**

Distance **0.44km**



**2210/9 POWER STREET
SOUTHBANK VIC 3006**

2 1 -

Sold Price ^{RS} **\$500,000** Sold Date **03-Mar-25**

Distance **0km**

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

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