

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

1505/83 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

\$799,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,500

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2023

to

30 Sep 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

805/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$820,000	16-May-24
1705/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$800,000	31-Jul-24
700/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$806,888	23-Apr-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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805/83 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006

3 2 1

Sold Price \$820,000 Sold Date 16-May-24

Distance 0km



1705/83 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006

3 2 1

Sold Price \$800,000 Sold Date 31-Jul-24

Distance 0km



700/118 KAVANAGH STREET
SOUTHBANK VIC 3006

3 2 1

Sold Price \$806,888 Sold Date 23-Apr-24

Distance 0.18km

RS = Recent sale UN = Undisclosed Sale

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