

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

3001/9 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

or range
between

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2023

to

31 Aug 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

277C/183 CITY ROAD SOUTHBANK VIC 3006	\$630,000	01-Aug-24
3608A/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$631,888	27-Jun-24
5007/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$580,000	18-Jun-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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277C/183 CITY ROAD SOUTHBANK VIC 3006 Sold Price \$630,000 Sold Date 01-Aug-24
Distance 0.22km

2 1 -



3608A/118 KAVANAGH STREET SOUTHBANK VIC 3006 Sold Price \$631,888 Sold Date 27-Jun-24
Distance 0.28km

2 1 -



5007/11 BALE CIRCUIT SOUTHBANK VIC 3006 Sold Price \$580,000 Sold Date 18-Jun-24
Distance 0.38km

2 1 -

RS = Recent sale UN = Undisclosed Sale

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