

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

1005/9 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$549,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2019

to

29 Feb 2020

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

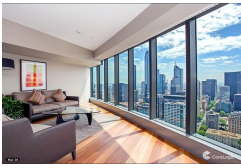
Date of sale

4210/1 Queensbridge Square Southbank VIC 3006	\$935,000	17-Feb-20
4611/1 Queensbridge Square Southbank VIC 3006	\$925,000	09-Mar-20
93/8 Wells Street Southbank VIC 3006	\$1,036,000	30-Nov-19

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: 26 March 2020



**4210/1 Queensbridge Square
Southbank VIC 3006**

 2  2  2

Sold Price **\$935,000** Sold Date **17-Feb-20**

Distance **0.17km**

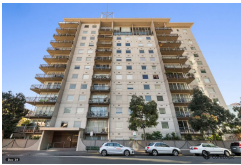


**4611/1 Queensbridge Square
Southbank VIC 3006**

 2  2  2

Sold Price ^{RS} **\$925,000** ^{UN} Sold Date **09-Mar-20**

Distance **0.17km**



**93/8 Wells Street Southbank VIC
3006**

 2  2  2

Sold Price **\$1,036,000** Sold Date **30-Nov-19**

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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