

## 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

6405/35 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

\$3,300,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2018

to

30 Sep 2019

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

|   |             |           |
|---|-------------|-----------|
| 5802/1 Queensbridge Square Southbank VIC 3006 | \$2,825,000 | 16-Aug-19 |
| 6501/7 Riverside Quay Southbank VIC 3006      | -           | 02-Sep-19 |
| 504/250 St Kilda Road Southbank VIC 3006      | \$2,950,000 | 16-Oct-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 October 2019



**5802/1 Queensbridge Square  
Southbank VIC 3006**

3 2 2

Sold Price **\$2,825,000** Sold Date **16-Aug-19**

Distance **0.15km**



**6501/7 Riverside Quay Southbank  
VIC 3006**

3 2 2

Sold Price <sup>RS</sup> - Sold Date **02-Sep-19**

Distance **0.33km**



**504/250 St Kilda Road Southbank  
VIC 3006**

3 2 2

Sold Price <sup>RS</sup> **\$2,950,000** <sup>UN</sup> Sold Date **16-Oct-19**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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