

## 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

5707/35 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

\$880,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$539,500

Property type

Unit

Suburb

Southbank

Period-from

01 Dec 2018

to

30 Nov 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

4604/7 Riverside Quay Southbank VIC 3006	\$990,000	20-Jul-19
1801/8-10 Kavanagh Street Southbank VIC 3006	\$950,000	12-Jun-19
805/8-10 Kavanagh Street Southbank VIC 3006	\$840,000	15-Jul-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: 02 December 2019

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**4604/7 Riverside Quay Southbank VIC 3006**

2 1 1

Sold Price **\$990,000** Sold Date **20-Jul-19**

Distance **0.33km**



**1801/8-10 Kavanagh Street Southbank VIC 3006**

2 2 1

Sold Price **\$950,000** Sold Date **12-Jun-19**

Distance **0.45km**



**805/8-10 Kavanagh Street Southbank VIC 3006**

2 2 1

Sold Price <sup>RS</sup> **\$840,000** Sold Date **15-Jul-19**

Distance **0.45km**

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

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