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

1115/83 Queens Bridge Street, Southbank Vic 3006

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$590,000		&		\$630,000			
Median sale p	rice							
Median price	\$620,000	Pro	operty Type	Unit			Suburb	Southbank
Period - From	01/10/2023	to	31/12/2023		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	903/83 Queensbridge St SOUTHBANK 3006	\$628,888	01/01/2024
2	2213/151 City Rd SOUTHBANK 3006	\$626,500	04/02/2024
3	3003/135 City Rd SOUTHBANK 3006	\$620,000	17/01/2024

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 six months.

This Statement of Information was prepared on:

19/02/2024 13:26





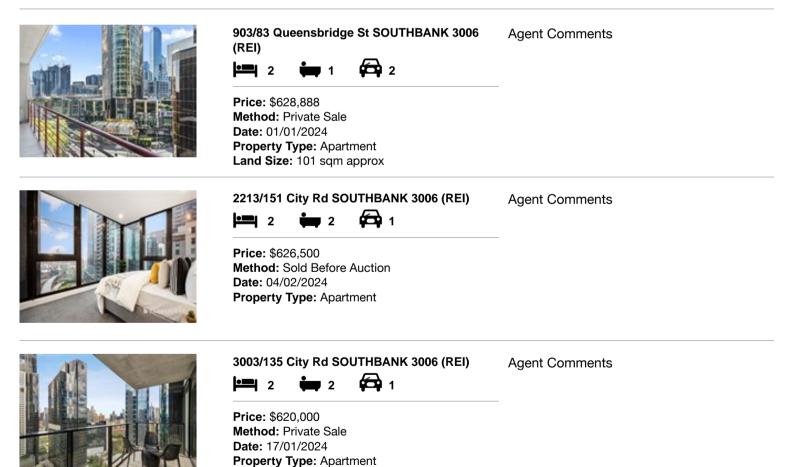




Property Type: Strata Unit/Flat Agent Comments

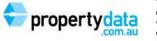
Indicative Selling Price \$590,000 - \$630,000 Median Unit Price December quarter 2023: \$620,000

Comparable Properties



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