

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
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$590,000

 &

\$630,000

Median sale price

Median price

\$620,000

 Property Type

Unit

 Suburb

Southbank

Period - From

01/10/2023

 to

31/12/2023

 Source

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.

	Address 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



903/83 Queensbridge St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$628,888

Method: Private Sale

Date: 01/01/2024

Property Type: Apartment

Land Size: 101 sqm approx



2213/151 City Rd SOUTHBANK 3006 (REI)

Agent Comments



Price: \$626,500

Method: Sold Before Auction

Date: 04/02/2024

Property Type: Apartment



3003/135 City Rd SOUTHBANK 3006 (REI)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 17/01/2024

Property Type: Apartment