

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 316/83 Queensbridge Street, Southbank Vic 3006

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$595,000 Property Type Unit Suburb Southbank

Period - From 01/01/2024 to 31/03/2024 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	2202/83 Queensbridge St SOUTHBANK 3006	\$700,000	09/03/2024
2	518/83 Queensbridge St SOUTHBANK 3006	\$635,000	07/02/2024
3	1115/83 Queens Bridge St SOUTHBANK 3006	\$620,000	05/03/2024

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: 02/05/2024 12:14



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

March quarter 2024: \$595,000

Comparable Properties



2202/83 Queensbridge St SOUTHBANK 3006 (REI)

Agent Comments

 2  1  1

Price: \$700,000

Method: Private Sale

Date: 09/03/2024

Property Type: Apartment



518/83 Queensbridge St SOUTHBANK 3006 (REI/VG)

Agent Comments

 2  1  1

Price: \$635,000

Method: Private Sale

Date: 07/02/2024

Property Type: Apartment



1115/83 Queens Bridge St SOUTHBANK 3006 (REI/VG)

Agent Comments

 2  1  1

Price: \$620,000

Method: Private Sale

Date: 05/03/2024

Property Type: Unit

Account - Jellis Craig | P: 03 9864 5000