

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

6206/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,300,000

&

\$2,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2023

to

31 Mar 2024

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

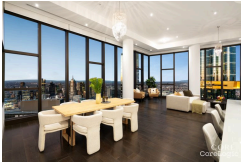
6401/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$2,700,000	22-Oct-23
2001/25-29 COVENTRY STREET SOUTHBANK VIC 3006	\$2,525,000	18-Jul-23
401/250 ST KILDA ROAD SOUTHBANK VIC 3006	\$2,450,000	22-Jun-23

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: 29 April 2024

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**6401/35 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

 3  2  2

Sold Price

\$2,700,000

Sold Date

22-Oct-23

Distance

0km



**2001/25-29 COVENTRY STREET
SOUTHBANK VIC 3006**

 3  2  3

Sold Price

\$2,525,000

Sold Date

18-Jul-23

Distance

1.03km



**401/250 ST KILDA ROAD
SOUTHBANK VIC 3006**

 3  2  2

Sold Price

\$2,450,000

Sold Date

22-Jun-23

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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