

## 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

805/83 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

or range  
between

\$860,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$539,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2023

to

31 Dec 2023

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

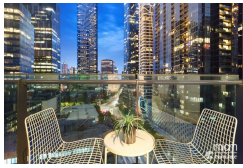
Date of sale

1502/180 CITY ROAD SOUTHBANK VIC 3006	\$875,000	05-Jan-24
2802/180 CITY ROAD SOUTHBANK VIC 3006	\$910,000	27-Nov-23
3011/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$925,000	06-Nov-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: 12 January 2024



**1502/180 CITY ROAD SOUTHBANK  
VIC 3006**

Sold Price

<sup>RS</sup>

**\$875,000**

Sold Date

**05-Jan-24**

 3  2  1

Distance

**0.06km**



**2802/180 CITY ROAD SOUTHBANK  
VIC 3006**

Sold Price

<sup>RS</sup>

**\$910,000**

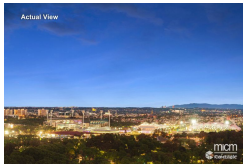
Sold Date

**27-Nov-23**

 3  2  1

Distance

**0.07km**



**3011/60 KAVANAGH STREET  
SOUTHBANK VIC 3006**

Sold Price

**\$925,000**

Sold Date

**06-Nov-23**

 3  2  1

Distance

**0.2km**



**122/99 WHITEMAN STREET  
SOUTHBANK VIC 3006**

Sold Price

<sup>RS</sup>

**\$910,000**

Sold Date

**14-Dec-23**

 3  2  1

Distance

**0.63km**

RS = Recent sale

UN = Undisclosed Sale

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