

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 411/83 Queensbridge Street, Southbank, 3006

Indicative selling price

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

Single price or range between \$580,000.00 & \$630,000.00

Median sale price

Median price \$590,000.00 Property type Unit/Apartment Suburb SOUTHBANK
 Period - From Oct 2023 to Sep 2024 Source REIV

Comparable property sales

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
109/83 Queens Bridge St SOUTHBANK 3006	\$600,000.00	28/09/2024
167/100 Kavanagh St SOUTHBANK 3006	\$605,000.00	17/09/2024
405/221 Sturt St SOUTHBANK 3006	\$600,000.00	12/08/2024

This Statement of Information was prepared on: Wednesday 13th November 2024