### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

Address	603/83 Queensbridge Street, Southbank Vic 3006
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$630,000	&	\$660,000
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#### Median sale price

Median price	\$590,000	Pro	perty Type Un	it	]	Suburb	Southbank
Period - From	20/03/2024	to	19/03/2025	So	ource	Property	/ Data

#### 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

7,01	aress of comparable property	1 1100	Date of Sale
1	2010/199 William St MELBOURNE 3000	\$655,000	04/02/2025
2	357/183 City Rd SOUTHBANK 3006	\$658,111	10/12/2024
3	3909/151 City Rd SOUTHBANK 3006	\$658,000	16/10/2024

#### 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:	20/03/2025 16:43



Date of sale







Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$630,000 - \$660,000 **Median Unit Price** 20/03/2024 - 19/03/2025: \$590,000

## Comparable Properties



2010/199 William St MELBOURNE 3000 (REI/VG)

**Agent Comments** 

Price: \$655,000 Method: Private Sale Date: 04/02/2025

Property Type: Apartment

357/183 City Rd SOUTHBANK 3006 (VG)





**Agent Comments** 

**Agent Comments** 

Price: \$658,111 Method: Sale Date: 10/12/2024

Property Type: Flat/Unit/Apartment (Res)



3909/151 City Rd SOUTHBANK 3006 (REI/VG)

Price: \$658,000 Method: Private Sale Date: 16/10/2024

Property Type: Apartment Land Size: 82 sqm approx

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822





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