



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

3511/9 Power Street, Southbank, 3006

Indicative selling price

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

Single price

or range between

\$500,000.00

&

\$545,000.00

Median sale price

Median price

\$569,000.00

Property type

Unit/Apartment

Suburb

SOUTHBANK

Period - From

Jan 2021

to

Dec 2021

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
2410/442 Elizabeth St MELBOURNE 3000	\$530,000.00	13/11/2021
507/118 Russell St MELBOURNE 3000	\$520,000.00	29/09/2021
4311/35 Queens Bridge St SOUTHBANK 3006	\$518,000.00	6/09/2021

This Statement of Information was prepared on: Thursday 03rd February 2022