



## 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

1705/83 Queensbridge Street, Southbank, 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$798,000.00

&

\$848,000.00

### Median sale price

Median price

\$608,760.00

Property type

Unit/Apartment

Suburb

SOUTHBANK

Period - From

Apr 2023

to

Apr 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
123/33 Jeffcott St WEST MELBOURNE 3003	\$850,300.00	17/04/2024
1401/1 Balston St SOUTHBANK 3006	\$835,000.00	27/02/2024
403/148 Wells St SOUTH MELBOURNE 3205	\$825,000.00	9/02/2024

This Statement of Information was prepared on: Monday 29th April 2024