

# 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

2508/9 Power 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)

Range between

\$400,000

&

\$440,000

### Median sale price

Median price

\$569,000

Property Type

Unit

Suburb

Southbank

Period - From

01/07/2024

to

30/09/2024

Source

REIV

### 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	Price	Date of sale
1	4308/1 Balston St SOUTHBANK 3006	\$415,000	26/09/2024
2	1406/245 City Rd SOUTHBANK 3006	\$425,000	09/08/2024
3	3409/9 Power St SOUTHBANK 3006	\$400,000	26/06/2024

**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:

17/10/2024 10:57



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**Property Type:** Apartment/Unit

Agent Comments

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

September quarter 2024: \$569,000

## Comparable Properties



**4308/1 Balston St SOUTHBANK 3006 (REI)**

Agent Comments

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**Price:** \$415,000

**Method:** Private Sale

**Date:** 26/09/2024

**Property Type:** Apartment



**1406/245 City Rd SOUTHBANK 3006 (REI/VG)**

Agent Comments

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**Price:** \$425,000

**Method:** Private Sale

**Date:** 09/08/2024

**Property Type:** Apartment



**3409/9 Power St SOUTHBANK 3006 (VG)**

Agent Comments

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**Price:** \$400,000

**Method:** Sale

**Date:** 26/06/2024

**Property Type:** Strata Unit/Flat

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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