

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

312/83 Queens Bridge Street, Southbank 3006

Indicative selling price

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

Single price

or range between

\$920,000

&

\$1,012,000

Median sale price

Median price

\$570,000.00

Property type

Unit/Apartment

Suburb

SOUTHBANK

Period - From

Jul 2022

to

Jun 2023

Source

CoreLogic

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
166/83 WHITEMAN STREET, SOUTHBANK VIC 3006	\$992,500	27/06/2023
4301/1-13 BALSTON STREET, SOUTHBANK VIC 3006	\$930,000	16/06/2023
510/60 SIDDELEY STREET, DOCKLANDS VIC 3008	\$999,500	02/05/2023

This Statement of Information was prepared on: Saturday 15th July 2023