
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

3611/35 Queensbridge Street, Southbank, VIC 3006

INDICATIVE SELLING PRICE

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

Range Between \$490,000 & \$520,000

MEDIAN SALE PRICE

Median price \$561,000 | Unit | Southbank (3006)

Period - From 18 July 2016 to 17 July 2017 | Source - realestate.com.au

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
4510/35 QUEENS BRIDGE ST, SOUTHBANK VIC 3006	\$548,000	12/07/2017
2801/9 POWER ST, SOUTHBANK VIC 3006	\$510,000	16/06/2017
4311/35 QUEENS BRIDGE ST, SOUTHBANK VIC 3006	\$535,000	05/03/2017