



## 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

6007/35 Queensbridge 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 \$1,000,000

&amp;

\$1,100,000

## Median sale price

Median price \$612,501

House

Unit

X

Suburb

Southbank

Period - From 01/04/2017

to

30/06/2017

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	5603/35 Queensbridge St SOUTHBANK 3006	\$1,153,800	07/06/2017
2	5904/35 Queensbridge St SOUTHBANK 3006	\$1,150,000	28/04/2017
3	1203/50 Lorimer St DOCKLANDS 3008	\$945,000	19/07/2017

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.~~

**Rooms:****Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Unit Price**

June quarter 2017: \$612,501

## Comparable Properties

**5603/35 Queensbridge St SOUTHBANK 3006 (REI)**

Agent Comments

**Price:** \$1,153,800**Method:** Private Sale**Date:** 07/06/2017**Rooms:** 4**Property Type:** Apartment**5904/35 Queensbridge St SOUTHBANK 3006 (REI/VG)**

Agent Comments

**Price:** \$1,150,000**Method:** Private Sale**Date:** 28/04/2017**Rooms:** -**Property Type:** Apartment**1203/50 Lorimer St DOCKLANDS 3008 (REI)**

Agent Comments

**Price:** \$945,000**Method:** Private Sale**Date:** 19/07/2017**Rooms:** -**Property Type:** Apartment