Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	4208/1 Queensbridge Square, Southbank Vic 3006
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$470,000	Pro	perty Type Uni	t		Suburb	Southbank
Period - From	01/04/2019	to	30/06/2019	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	29/43-51 Jeffcott St WEST MELBOURNE 3003	\$905,000	11/04/2019
2	133 Park St SOUTH MELBOURNE 3205	\$903,000	01/06/2019
3	1002/2 Newquay Prm DOCKLANDS 3008	\$900,000	08/06/2019

OR

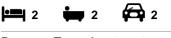
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/10/2019 16:09
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Property Type: Apartment **Agent Comments**

Indicative Selling Price \$870,000 - \$920,000 **Median Unit Price** June quarter 2019: \$470,000

Comparable Properties



29/43-51 Jeffcott St WEST MELBOURNE 3003

(REI/VG)

-3

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Price: \$905.000 Method: Private Sale Date: 11/04/2019

Rooms: 5

Property Type: Apartment



133 Park St SOUTH MELBOURNE 3205

(REI/VG)

-3



Price: \$903,000 Method: Auction Sale Date: 01/06/2019

Rooms: 5

Property Type: Townhouse (Res) Land Size: 13204 sqm approx



1002/2 Newquay Prm DOCKLANDS 3008 (REI) Agent Comments

Price: \$900,000 Method: Private Sale Date: 08/06/2019

Rooms: 4

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Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811





Agent Comments

Agent Comments