

# 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

4208/1 Queensbridge Square, 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 \$870,000 & \$920,000

### Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Southbank

Period - From

01/04/2019

to

30/06/2019

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	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 comparable properties 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



2   
 2   
 2

**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)** Agent Comments

3   
 2   
 2

**Price:** \$905,000

**Method:** Private Sale

**Date:** 11/04/2019

**Rooms:** 5

**Property Type:** Apartment



**133 Park St SOUTH MELBOURNE 3205 (REI/VG)** Agent Comments

3   
 2   
 2

**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

2   
 2   
 2

**Price:** \$900,000

**Method:** Private Sale

**Date:** 08/06/2019

**Rooms:** 4

**Property Type:** Apartment