

# 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

3808/7 Riverside Quay, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,290,000

&

\$1,390,000

### Median sale price

Median price \$560,000

Property Type Unit

Suburb Southbank

Period - From 01/10/2022

to

30/09/2023

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	3010/7 Riverside Quay SOUTHBANK 3006	\$1,830,000	22/06/2023
2	3007/1 Freshwater PI SOUTHBANK 3006	\$1,425,000	26/07/2023
3	6A/27 Russell St MELBOURNE 3000	\$1,290,000	22/09/2023

**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:

16/11/2023 16:17