

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

3108/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

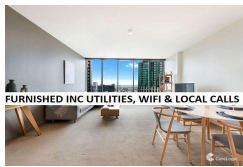
Date of sale

3209/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$630,000	04-Sep-23
2403/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$565,000	21-Jul-23
6411/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$588,888	07-Aug-23

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 6 months.

This Statement of Information was prepared on: 31 October 2023



**3209/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

Sold Price **\$630,000** Sold Date **04-Sep-23**

 1  1  1

Distance **0km**



**2403/7 RIVERSIDE QUAY
SOUTHBANK VIC 3006**

Sold Price **\$565,000** Sold Date **21-Jul-23**

 1  1  1

Distance **0.23km**



**6411/70 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006**

Sold Price **\$588,888** Sold Date **07-Aug-23**

 1  1  1

Distance **0.23km**

RS = Recent sale UN = Undisclosed Sale

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