

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

1710/1-9 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2021

to

31 Dec 2021

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

1-9 Freshwater Place Southbank VIC 3006	\$650,000	29-Dec-21
2208/35-47 Spring Street Melbourne VIC 3000	\$645,000	29-Nov-21
1001/35-47 Spring Street Melbourne VIC 3000	\$630,000	01-Nov-21

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: 10 January 2022



1-9 Freshwater Place Southbank VIC 3006

1 1 1

Sold Price

^{RS} \$650,000

Sold Date

29-Dec-21

Distance

-



2208/35-47 Spring Street Melbourne VIC 3000

1 1 -

Sold Price

\$645,000

Sold Date

29-Nov-21

Distance

1.33km



1001/35-47 Spring Street Melbourne VIC 3000

1 1 1

Sold Price

\$630,000

Sold Date

01-Nov-21

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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