

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

4611/1 QUEENSBRIDGE SQUARE 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,499

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2022

to

28 Feb 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

3611/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$1,080,000	10-Nov-22
4110/1 QUEENSBRIDGE SQUARE SOUTHBANK VIC 3006	\$1,060,000	01-Feb-23
4404/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$1,199,999	26-Oct-22

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: 17 March 2023

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**3611/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

2 2 2

Sold Price **\$1,080,000** Sold Date **10-Nov-22**

Distance **0km**



**4110/1 QUEENSBRIDGE SQUARE
SOUTHBANK VIC 3006**

2 2 2

Sold Price **\$1,060,000** Sold Date **01-Feb-23**

Distance **0km**



**4404/35 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

2 2 -

Sold Price **\$1,199,999** Sold Date **26-Oct-22**

Distance **0.15km**

RS = Recent sale UN = Undisclosed Sale

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