



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 29/1 Riverside Quay, Southbank, 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$799,000.00 or range between &

Median sale price

Median price \$595,000.00 Property type Unit/Apartment Suburb SOUTHBANK
Period - From Jan 2024 to Mar 2024 Source REIV

Comparable property sales

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
207/418 St Kilda Rd MELBOURNE 3004	\$800,000.00	16/03/2024
93b Eastern Rd SOUTH MELBOURNE 3205	\$787,000.00	21/02/2024
48/333 Coventry St SOUTH MELBOURNE 3205	\$785,000.00	20/04/2024

This Statement of Information was prepared on: Friday 07th June 2024