

## 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

3112/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006

### Indicative selling price

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

Single Price

or range  
between

\$960,000

&

\$998,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$524,500

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2023

to

30 Sep 2024

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

3007/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$1,425,000	26-Jul-23
1412/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$920,000	29-Aug-23
4309/1 QUEENSBRIDGE SQUARE SOUTHBANK VIC 3006	\$1,020,000	30-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: 11 October 2024

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**3007/1-9 FRESHWATER PLACE  
SOUTHBANK VIC 3006**

2 2 2

Sold Price **\$1,425,000** Sold Date **26-Jul-23**

Distance **0km**

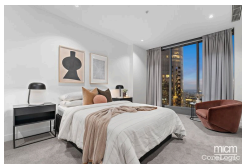


**1412/1-9 FRESHWATER PLACE  
SOUTHBANK VIC 3006**

2 2 2

Sold Price **\$920,000** Sold Date **29-Aug-23**

Distance **0km**

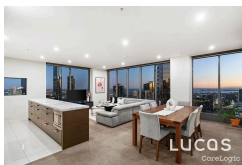


**4309/1 QUEENSBRIDGE SQUARE  
SOUTHBANK VIC 3006**

2 2 2

Sold Price **\$1,020,000** Sold Date **30-Aug-23**

Distance **0km**



**4310/1 QUEENSBRIDGE SQUARE  
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$1,070,000** Sold Date **18-Sep-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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