

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 3301/1 Freshwater Place, Southbank Vic 3006

Indicative selling price

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

Range between \$1,475,000 & \$1,575,000

Median sale price

Median price \$597,694 Property Type Unit Suburb Southbank

Period - From 01/07/2023 to 30/06/2024 Source REIV

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 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
1	93/28 Southgate Av SOUTHBANK 3006	\$1,610,000	13/07/2024
2	74 Geographe St DOCKLANDS 3008	\$1,500,000	29/06/2024
3	11/9 Waterside Pl DOCKLANDS 3008	\$1,430,000	22/06/2024

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 six months.~~

This Statement of Information was prepared on: 23/08/2024 10:02



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Indicative Selling Price

\$1,475,000 - \$1,575,000

Median Unit Price

Year ending June 2024: \$597,694



3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



93/28 Southgate Av SOUTHBANK 3006 (REI)

Agent Comments

3 2 1

Price: \$1,610,000

Method: Auction Sale

Date: 13/07/2024

Property Type: Apartment

Land Size: 122 sqm approx



74 Geographe St DOCKLANDS 3008 (REI)

Agent Comments

3 2 2

Price: \$1,500,000

Method: Private Sale

Date: 29/06/2024

Property Type: Townhouse (Single)



11/9 Waterside PI DOCKLANDS 3008 (REI)

Agent Comments

3 2 2

Price: \$1,430,000

Method: Private Sale

Date: 22/06/2024

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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