## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address	1201/1 Freshwater Place, Southbank Vic 3006
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,200,000

#### Median sale price

Median price \$5	515,000	Pro	perty Type	Unit		Suburb	Southbank
Period - From 01	1/07/2021	to	30/09/2021		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

1	402/274 Coventry St SOUTH MELBOURNE 3205	\$1,390,000	06/11/2021
2	2601/620 Collins St MELBOURNE 3000	\$1,175,000	12/10/2021
3	133 Park St SOUTH MELBOURNE 3205	\$1,150,000	12/06/2021

#### 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:	10/11/2021 18:16



Date of sale











Property Type: Strata Unit/Flat

**Agent Comments** 

**Indicative Selling Price** \$1,200,000 **Median Unit Price** September quarter 2021: \$515,000

# Comparable Properties



402/274 Coventry St SOUTH MELBOURNE

3205 (REI)

**=**3

**-**3







Price: \$1,390,000 Method: Auction Sale Date: 06/11/2021 Property Type: Unit

**Agent Comments** 



2601/620 Collins St MELBOURNE 3000 (REI)



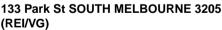




Price: \$1,175,000 Method: Private Sale Date: 12/10/2021 Rooms: 6

Property Type: Apartment

**Agent Comments** 











Price: \$1,150,000

Method: Sold Before Auction

Date: 12/06/2021

Property Type: Townhouse (Res) Land Size: 112 sqm approx

**Agent Comments** 

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