

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

1201/1 Freshwater Place, Southbank Vic 3006

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

\$515,000

Property Type

Unit

Suburb

Southbank

Period - From

01/07/2021

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 | Price | Date of sale |
|---|--|-------------|--------------|
| 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



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)

Agent Comments



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



2601/620 Collins St MELBOURNE 3000 (REI)

Agent Comments



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



133 Park St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Sold Before Auction
Date: 12/06/2021
Property Type: Townhouse (Res)
Land Size: 112 sqm approx