

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

83/28 Southgate Avenue, Southbank Vic 3006

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$545,000

Property Type Unit

Suburb Southbank

Period - From 01/07/2018

to

30/06/2019

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	1806/1 Freshwater PI SOUTHBANK 3006	\$1,325,000	04/04/2019
2	4305/35 Queens Bridge St SOUTHBANK 3006	\$1,220,000	31/05/2019
3	5201/7 Riverside Quay SOUTHBANK 3006	\$1,188,000	11/05/2019

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:

16/09/2019 14:00

83/28 Southgate Avenue, Southbank Vic 3006



 3  2  1

Property Type: Strata Unit/Flat

Land Size: 114 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,375,000

Median Unit Price

Year ending June 2019: \$545,000

Comparable Properties



1806/1 Freshwater PI SOUTHBANK 3006 (VG)

Agent Comments

 3  -  -

Price: \$1,325,000

Method: Sale

Date: 04/04/2019

Property Type: Flat/Unit/Apartment (Res)

4305/35 Queens Bridge St SOUTHBANK 3006 (REI)

Agent Comments

 2  2  2

Price: \$1,220,000

Method: Private Sale

Date: 31/05/2019

Property Type: Apartment

5201/7 Riverside Quay SOUTHBANK 3006 (REI/VG)

Agent Comments

 2  2  2

Price: \$1,188,000

Method: Private Sale

Date: 11/05/2019

Property Type: Apartment

Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.