

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

44/1 RIVERSIDE QUAY SOUTHBANK VIC 3006

Indicative selling price

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

Single Price

or range
between

\$950,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2023

to

31 Aug 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

901/31 SPRING STREET MELBOURNE VIC 3000	\$1,137,500	02-May-24
35/2 EXHIBITION STREET MELBOURNE VIC 3000	\$1,200,000	23-Jul-24
54/1 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$1,230,000	26-Mar-24

OR

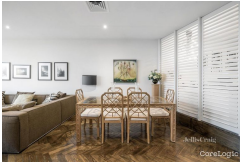
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 09 September 2024

Team 477

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901/31 SPRING STREET MELBOURNE VIC 3000

2 1 1

Sold Price **\$1,137,500** Sold Date **02-May-24**

Distance **1.23km**



35/2 EXHIBITION STREET MELBOURNE VIC 3000

2 1 -

Sold Price ^{RS} **\$1,200,000** Sold Date **23-Jul-24**

Distance **1.07km**



54/1 RIVERSIDE QUAY SOUTHBANK VIC 3006

2 2 1

Sold Price **\$1,230,000** Sold Date **26-Mar-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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