

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

1903/1 Freshwater Place, Southbank Vic 3006

Indicative selling price

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

Single price

\$660,000

Median sale price

Median price

\$563,944

Property Type

Unit

Suburb

Southbank

Period - From

01/04/2023

to

30/06/2023

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.

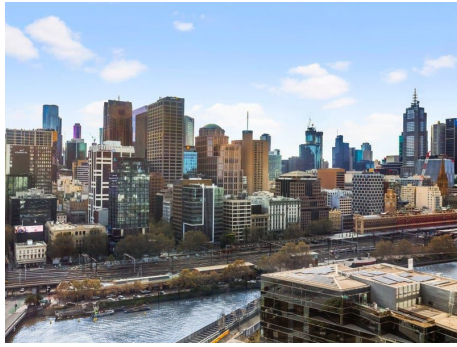
	Address of comparable property	Price	Date of sale
1	4609/1 Queensbridge Sq SOUTHBANK 3006	\$680,000	11/09/2023
2	60 Napier St SOUTH MELBOURNE 3205	\$677,000	13/05/2023
3	2003/1 Freshwater PI SOUTHBANK 3006	\$640,000	14/04/2023

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:

05/10/2023 14:55



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$660,000

Median Unit Price
June quarter 2023: \$563,944

Comparable Properties



4609/1 Queensbridge Sq SOUTHBANK 3006 (REI)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 11/09/2023
Property Type: Apartment



60 Napier St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$677,000
Method: Auction Sale
Date: 13/05/2023
Property Type: Unit



2003/1 Freshwater Pl SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 14/04/2023
Property Type: Apartment