

# 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

2805/7 Riverside Quay, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$565,050

Property Type

Unit

Suburb

Southbank

Period - From

01/10/2020

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	3602/7 Riverside Quay SOUTHBANK 3006	\$1,200,000	24/05/2021
2	3804/1 Freshwater PI SOUTHBANK 3006	\$1,150,000	15/05/2021
3	2303/90 Lorimer St DOCKLANDS 3008	\$1,150,000	13/05/2021

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:

14/10/2021 15:33

2805/7 Riverside Quay, Southbank Vic 3006



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Unit Price**

Year ending September 2021: \$565,050

## Comparable Properties



**3602/7 Riverside Quay SOUTHBANK 3006 (REI/VG)**

Agent Comments



**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 24/05/2021

**Property Type:** Apartment



**3804/1 Freshwater PI SOUTHBANK 3006 (VG)**

Agent Comments



**Price:** \$1,150,000

**Method:** Sale

**Date:** 15/05/2021

**Property Type:** Strata Unit/Flat



**2303/90 Lorimer St DOCKLANDS 3008 (REI/VG)**

Agent Comments



**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 13/05/2021

**Property Type:** Apartment

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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