

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

1510/1 Freshwater Place, Southbank Vic 3006

Indicative selling price

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

Single price

\$540,000

Median sale price

Median price

\$590,500

House

Unit

X

Suburb

Southbank

Period - From

01/10/2017

to

31/12/2017

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	2/161 Wellington Pde.S EAST MELBOURNE 3002	\$527,000	30/11/2017
2	1803/7 Riverside Quay SOUTHBANK 3006	\$520,000	27/12/2017
3	414/67 Spencer St MELBOURNE 3000	\$500,000	07/08/2017

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.~~



Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$540,000
Median Unit Price
 December quarter 2017: \$590,500

Comparable Properties



2/161 Wellington Pde.S EAST MELBOURNE 3002 (REI) **Agent Comments**



Price: \$527,000
Method: Private Sale
Date: 30/11/2017
Rooms: -
Property Type: Apartment



1803/7 Riverside Quay SOUTHBANK 3006 (REI) **Agent Comments**



Price: \$520,000
Method: Private Sale
Date: 27/12/2017
Rooms: 2
Property Type: Apartment



414/67 Spencer St MELBOURNE 3000 (REI) **Agent Comments**



Price: \$500,000
Method: Private Sale
Date: 07/08/2017
Rooms: -
Property Type: Apartment