

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

604/1 Queensbridge Square 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2021

to

31 Jan 2022

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

1402/1-9 Freshwater Place Southbank VIC 3006	\$575,000	20-Feb-21
2302/1-9 Freshwater Place Southbank VIC 3006	\$646,000	08-Feb-21

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: 03 February 2022

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**1402/1-9 Freshwater Place
Southbank VIC 3006**

1 1 1

Sold Price

\$575,000

Sold Date

20-Feb-21

Distance

-

**2302/1-9 Freshwater Place
Southbank VIC 3006**

1 1 1

Sold Price

\$646,000

Sold Date

08-Feb-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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