

# 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

3407/1 Freshwater Place, Southbank Vic 3006

### Indicative selling price

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

Single price

\$650,000

### Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

Southbank

Period - From

01/10/2023

to

31/12/2023

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.

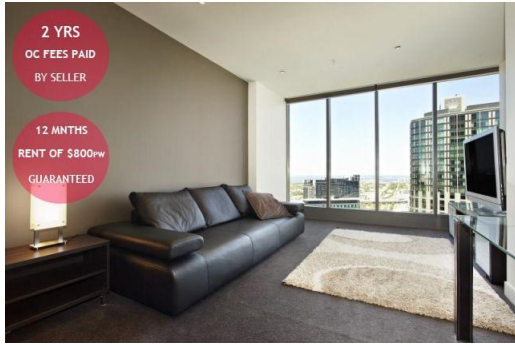
	Address of comparable property	Price	Date of sale
1	1903/1 Freshwater PI SOUTHBANK 3006	\$650,000	11/10/2023
2	2906/7 Riverside Quay SOUTHBANK 3006	\$635,000	05/01/2024
3	708/58 Jeffcott St WEST MELBOURNE 3003	\$630,000	19/03/2024

**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:

20/03/2024 15:27



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$650,000

**Median Unit Price**  
December quarter 2023: \$620,000

## Comparable Properties



**1903/1 Freshwater PI SOUTHBANK 3006 (REI/VG)**

**Agent Comments**



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 11/10/2023  
**Rooms:** 2  
**Property Type:** Apartment



**2906/7 Riverside Quay SOUTHBANK 3006 (REI/VG)**

**Agent Comments**



**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 05/01/2024  
**Property Type:** Apartment



**708/58 Jeffcott St WEST MELBOURNE 3003 (REI)**

**Agent Comments**



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 19/03/2024  
**Property Type:** Apartment

**Account** - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811