

# 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

2307/7 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

\$560,000

Property Type

Unit

Suburb

Southbank

Period - From

05/11/2020

to

04/11/2021

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	603/196 Albert Rd SOUTH MELBOURNE 3205	\$1,280,000	09/07/2021
2	3602/7 Riverside Quay SOUTHBANK 3006	\$1,200,000	24/05/2021
3	3804/1 Freshwater PI SOUTHBANK 3006	\$1,150,000	15/05/2021

**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:

05/11/2021 12:08



2   
 2   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

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

**Median Unit Price**

05/11/2020 - 04/11/2021: \$560,000

## Comparable Properties



**603/196 Albert Rd SOUTH MELBOURNE 3205 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$1,280,000

**Method:** Private Sale

**Date:** 09/07/2021

**Property Type:** Apartment



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

Agent Comments

2   
 2   
 1

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

**Method:** Private Sale

**Date:** 24/05/2021

**Property Type:** Apartment



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

Agent Comments

2   
 -   
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**Price:** \$1,150,000

**Method:** Sale

**Date:** 15/05/2021

**Property Type:** Strata Unit/Flat