

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

1109/1 Freshwater Place, Southbank Vic 3006

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb Southbank

Period - From 01/01/2020

to

31/03/2020

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	411/181 Exhibition St MELBOURNE 3000	\$547,500	17/06/2020
2	911/45 Haig St SOUTHBANK 3006	\$520,000	31/01/2020
3	163/38 Kavanagh St SOUTHBANK 3006	\$515,000	05/06/2020

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:

29/06/2020 12:38



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

March quarter 2020: \$585,000

Comparable Properties



411/181 Exhibition St MELBOURNE 3000 (REI) Agent Comments

2
 1
 1

Price: \$547,500

Method: Private Sale

Date: 17/06/2020

Rooms: 3

Property Type: Apartment



911/45 Haig St SOUTHBANK 3006 (REI/VG)

Agent Comments

2
 1
 1

Price: \$520,000

Method: Private Sale

Date: 31/01/2020

Property Type: Unit



163/38 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments

2
 1
 1

Price: \$515,000

Method: Private Sale

Date: 05/06/2020

Property Type: Apartment