



## 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 83/1 Riverside Quay, Southbank, 3006

### Indicative selling price

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

Single price  or range between \$829,000.00 & \$879,000.00

### Median sale price

Median price \$535,000.00 Property type Unit/Apartment Suburb SOUTHBANK  
Period - From Oct 2022 to Dec 2022 Source REIV

### Comparable property sales

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
2403/628 Flinders St DOCKLANDS 3008	\$873,000.00	21/12/2022
904/2 Newquay Prm DOCKLANDS 3008	\$865,000.00	10/12/2022
4/333 Coventry St SOUTH MELBOURNE 3205	\$810,000.00	19/11/2022

This Statement of Information was prepared on: Thursday 16th March 2023