## 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

2005/1 Freshwater Place, Southbank Vic 3006

#### Indicative selling price

For the meaning	of this price see	consume	er.vic.go	v.au/	underquot	ting		
Range betweer	n \$580,000		&		\$610,000			
Median sale p	rice							
Median price	\$610,000	Proper	y Type	Unit			Suburb	Southbank
Period - From	08/07/2023	to 07/	07/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2704/1 Freshwater PI SOUTHBANK 3006	\$750,000	01/07/2024
2	3308/1 Freshwater PI SOUTHBANK 3006	\$610,000	10/05/2024
3	1708/1 Freshwater PI SOUTHBANK 3006	\$590,000	16/05/2024

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:

08/07/2024 15:40









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$580,000 - \$610,000 Median Unit Price 08/07/2023 - 07/07/2024: \$610,000

# **Comparable Properties**



2704/1 Freshwater PI SOUTHBANK 3006 (REI) Agent Comments



Price: \$750,000 Method: Private Sale Date: 01/07/2024 Property Type: Apartment



3308/1 Freshwater PI SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$610,000 Method: Private Sale Date: 10/05/2024 Property Type: Apartment



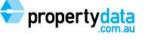
1708/1 Freshwater PI SOUTHBANK 3006 (REI) Agent Comments



Price: \$590,000 Method: Private Sale Date: 16/05/2024 Property Type: Apartment

#### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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