## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered	for sale
-----------------	---------	----------

Address Including suburb and postcode	
·	

#### Indicative selling price

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

Single price \$599,000

### Median sale price

Median price \$565,050	Property Type	Unit	Suburb	Southbank
Period - From 01/10/2020	to 30/09/2021	Sou	ırce 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

1	42/1 Riverside Quay SOUTHBANK 3006	\$610,000	28/06/2021
2	407/28 Bank St SOUTH MELBOURNE 3205	\$593,500	21/07/2021
3	343/173 City Rd SOUTHBANK 3006	\$586,000	27/09/2021

#### 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:	01/11/2021 22:02



Date of sale

# **McGrath**

Leo Lu 98771277 0430 334 421 leolu@mcgrath.com.au

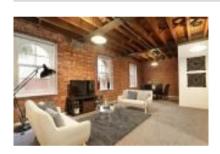
**Indicative Selling Price** \$599,000 **Median Unit Price** Year ending September 2021: \$565,050





Property Type: Apartment **Agent Comments** 

# Comparable Properties



42/1 Riverside Quay SOUTHBANK 3006 (VG)





Price: \$610,000 Method: Sale Date: 28/06/2021

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 



407/28 Bank St SOUTH MELBOURNE 3205

(VG)







Price: \$593,500 Method: Sale Date: 21/07/2021

Property Type: Subdivided Flat - Single OYO

Agent Comments









Price: \$586,000 Method: Private Sale Date: 27/09/2021

Property Type: Apartment

Agent Comments



Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



