Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address |1411/1 Freshwater Place, Southbank Vic 3006

Indicative selling price

For the meaning	of this price see	e consumer.vic.	jov.au/	/underquot	ting		
Range betweer	\$630,000	&	&		\$650,000		
Median sale p	rice						
Median price	\$575,000	Property Typ	e Unit			Suburb	Southbank
Period - From	03/06/2024	to 02/06/202	25	So	ource	Property	/ Data

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	2403/1 Freshwater PI SOUTHBANK 3006	\$640,000	02/04/2025
2			
3			

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:

03/06/2025 17:01



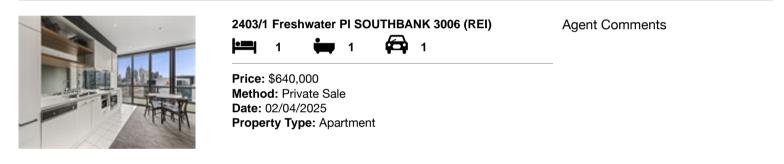






Property Type: Agent Comments Indicative Selling Price \$630,000 - \$650,000 Median Unit Price 03/06/2024 - 02/06/2025: \$575,000

Comparable Properties



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.

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