

# 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
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### Indicative selling price

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

Range between 

\$600,000
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 & 

\$660,000
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### Median sale price

Median price 

\$608,000
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 Property Type 

Unit
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 Suburb 

Southbank
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Period - From 

15/04/2023
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 to 

14/04/2024
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 Source 

REIV
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### 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	2603/1 Freshwater PI SOUTHBANK 3006	\$695,000	23/10/2023
2	111/102 Wells St SOUTHBANK 3006	\$622,000	23/03/2024
3	1908/1 Freshwater PI SOUTHBANK 3006	\$605,000	24/10/2023

**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: 

15/04/2024 10:45
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

15/04/2023 - 14/04/2024: \$608,000

## Comparable Properties



2603/1 Freshwater PI SOUTHBANK 3006 (REI/VG)

Agent Comments

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Price: \$695,000

Method: Private Sale

Date: 23/10/2023

Property Type: Apartment



111/102 Wells St SOUTHBANK 3006 (REI)

Agent Comments

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Price: \$622,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Apartment

Land Size: 111 sqm approx



1908/1 Freshwater PI SOUTHBANK 3006 (REI/VG)

Agent Comments

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Price: \$605,000

Method: Private Sale

Date: 24/10/2023

Property Type: Apartment

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



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