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	2005/1 Freshwater Place, Southbank Vic 3006
Including suburb and	
postcode	

Indicative selling price

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

Range between \$600,000	&	\$660,000
-------------------------	---	-----------

Median sale price

Median price	\$608,000	Pro	perty Type	Unit		Suburb	Southbank
Period - From	15/04/2023	to	14/04/2024	s	ource	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

Add	dress 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 comparableproperties 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









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



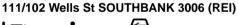
2603/1 Freshwater PI SOUTHBANK 3006

(REI/VG)

Price: \$695,000 Method: Private Sale Date: 23/10/2023

Property Type: Apartment

Agent Comments







Price: \$622,000 Method: Auction Sale Date: 23/03/2024

Property Type: Apartment Land Size: 111 sqm approx Agent Comments



1908/1 Freshwater PI SOUTHBANK 3006

(REI/VG)

--



Price: \$605,000 Method: Private Sale Date: 24/10/2023

Property Type: Apartment

Agent Comments

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



