

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 consumer.vic.gov.au/underquoting

Range between

\$580,000

 &

\$630,000

Median sale price

Median price

\$610,000

 Property Type

Unit

 Suburb

Southbank

Period - From

09/05/2023

 to

08/05/2024

 Source

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	Price	Date of sale
1	3507/1 Freshwater PI SOUTHBANK 3006	\$625,000	15/04/2024
2	111/102 Wells St SOUTHBANK 3006	\$622,000	23/03/2024
3	1909/152 Sturt St SOUTHBANK 3006	\$607,000	27/03/2024

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:

09/05/2024 10:27



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

09/05/2023 - 08/05/2024: \$610,000

Comparable Properties



3507/1 Freshwater PI SOUTHBANK 3006 (REI) Agent Comments

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Price: \$625,000

Method: Private Sale

Date: 15/04/2024

Property Type: Apartment



111/102 Wells St SOUTHBANK 3006 (REI/VG) Agent Comments

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Price: \$622,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Apartment

Land Size: 111 sqm approx

1909/152 Sturt St SOUTHBANK 3006 (VG) Agent Comments

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Price: \$607,000

Method: Sale

Date: 27/03/2024

Property Type: Flat/Unit/Apartment (Res)

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