

# 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 3106/1 Freshwater Place, Southbank Vic 3006

### Indicative selling price

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

Single price \$1,600,000

### Median sale price

Median price \$585,888

Property Type Unit

Suburb Southbank

Period - From 01/07/2023

to 30/09/2023

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	2806/433 Collins St MELBOURNE 3000	\$1,770,000	07/07/2023
2	6407/7 Riverside Quay SOUTHBANK 3006	\$1,500,000	09/05/2023
3	3007/1 Freshwater PI SOUTHBANK 3006	\$1,425,000	26/07/2023

**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:

13/10/2023 16:22



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$1,600,000

**Median Unit Price**

September quarter 2023: \$585,888

## Comparable Properties



**2806/433 Collins St MELBOURNE 3000**  
(REI/VG)

Agent Comments



**Price:** \$1,770,000  
**Method:** Private Sale  
**Date:** 07/07/2023  
**Property Type:** Apartment



**6407/7 Riverside Quay SOUTHBANK 3006**  
(REI/VG)

Agent Comments



**Price:** \$1,500,000  
**Method:** Expression of Interest  
**Date:** 09/05/2023  
**Property Type:** Apartment



**3007/1 Freshwater PI SOUTHBANK 3006**  
(REI/VG)

Agent Comments



**Price:** \$1,425,000  
**Method:** Private Sale  
**Date:** 26/07/2023  
**Property Type:** Apartment

**Account - Dingle Partners** | P: 03 9614 6688 | F: 03 9629 8811



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