

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

3110/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

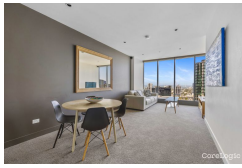
3507/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$625,000	15-Apr-24
2906/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$635,000	05-Jan-24
3806/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$700,000	14-Dec-23

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 6 months.

This Statement of Information was prepared on: 04 May 2024

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**3507/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

1 1 1

Sold Price

^{RS} **\$625,000**

Sold Date **15-Apr-24**

Distance **0.02km**



**2906/7 RIVERSIDE QUAY
SOUTHBANK VIC 3006**

1 1 1

Sold Price

\$635,000

Sold Date **05-Jan-24**

Distance **0.23km**



**3806/7 RIVERSIDE QUAY
SOUTHBANK VIC 3006**

1 1 1

Sold Price

\$700,000

Sold Date **14-Dec-23**

Distance **0.23km**

RS = Recent sale **UN** = Undisclosed Sale

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