

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

5007/1 QUEENSBRIDGE SQUARE 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2023

to

31 May 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

2906/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$635,000	05-Jan-24
3308/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$610,000	09-May-24
3507/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$625,000	20-Mar-24

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: 16 June 2024

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

1 1 1

Sold Price **\$635,000** Sold Date **05-Jan-24**

Distance **0.23km**



**3308/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$610,000** Sold Date **09-May-24**

Distance **0km**



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

1 1 1

Sold Price **\$625,000** Sold Date **20-Mar-24**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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