

# 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

1204/1 Freshwater Place, Southbank Vic 3006
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### Indicative selling price

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

Range between 

\$550,000
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 & 

\$590,000
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### Median sale price

Median price 

\$601,900
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 Property Type 

Unit
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 Suburb 

Southbank
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Period - From 

01/04/2021
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 to 

30/06/2021
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 Source 

REIV
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### 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	227/173 City Rd SOUTHBANK 3006	\$570,000	22/06/2021
2	6211/70 Southbank Blvd SOUTHBANK 3006	\$560,000	07/07/2021
3	4203/7 Riverside Quay SOUTHBANK 3006	\$555,000	12/07/2021

**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: 

23/09/2021 13:39
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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$550,000 - \$590,000  
**Median Unit Price**  
June quarter 2021: \$601,900

## Comparable Properties



**227/173 City Rd SOUTHBANK 3006 (VG)**

Agent Comments



**Price:** \$570,000  
**Method:** Sale  
**Date:** 22/06/2021  
**Property Type:** Flat/Unit/Apartment (Res)

**6211/70 Southbank Blvd SOUTHBANK 3006 (VG)**

Agent Comments



**Price:** \$560,000  
**Method:** Sale  
**Date:** 07/07/2021  
**Property Type:** Flat/Unit/Apartment (Res)

**4203/7 Riverside Quay SOUTHBANK 3006 (VG)**

Agent Comments



**Price:** \$555,000  
**Method:** Sale  
**Date:** 12/07/2021  
**Property Type:** Flat/Unit/Apartment (Res)

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