

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

2003/1 Freshwater Place, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000 & \$650,000

Median sale price

Median price \$535,000 Property Type Unit Suburb Southbank

Period - From 01/10/2022 to 31/12/2022 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.

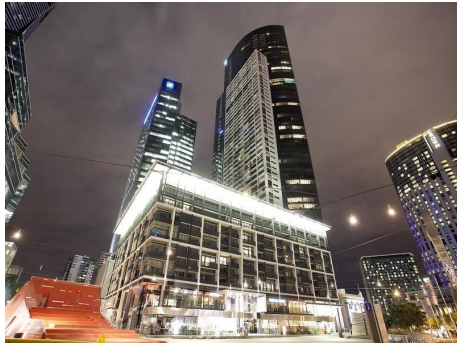
	Address of comparable property	Price	Date of sale
1	1303/60 Sideley St DOCKLANDS 3008	\$610,000	21/11/2022
2	6214/70 Southbank Blvd SOUTHBANK 3006	\$604,350	16/11/2022
3	907/133 Russell St MELBOURNE 3000	\$600,000	30/10/2022

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:

12/04/2023 19:59



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Rooms: 3
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$630,000 - \$650,000
Median Unit Price
 December quarter 2022: \$535,000

Comparable Properties

1303/60 Siddeley St DOCKLANDS 3008 (VG) [Agent Comments](#)

 1
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Price: \$610,000
Method: Sale
Date: 21/11/2022
Property Type: Flat/Unit/Apartment (Res)

6214/70 Southbank Blvd SOUTHBANK 3006 (VG) [Agent Comments](#)

 1
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Price: \$604,350
Method: Sale
Date: 16/11/2022
Property Type: Flat/Unit/Apartment (Res)

907/133 Russell St MELBOURNE 3000 (VG) [Agent Comments](#)

 1
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Price: \$600,000
Method: Sale
Date: 30/10/2022
Property Type: Flat/Unit/Apartment (Res)

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