

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 2109/7 Riverside Quay, Southbank Vic 3006

Indicative selling price

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

Range between \$630,000 & \$660,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Southbank

Period - From 01/04/2024 to 30/06/2024 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 | 3010/1 Freshwater PI SOUTHBANK 3006 | \$630,000 | 08/07/2024 |
| 2 | 1503/26 Southgate Av SOUTHBANK 3006 | \$650,000 | 19/06/2024 |
| 3 | 708/58 Jeffcott St WEST MELBOURNE 3003 | \$630,000 | 19/03/2024 |

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: 17/09/2024 12:54



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$630,000 - \$660,000

Median Unit Price

June quarter 2024: \$580,000

Comparable Properties



3010/1 Freshwater PI SOUTHBANK 3006 (REI/VG)

Agent Comments

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Price: \$630,000

Method: Private Sale

Date: 08/07/2024

Property Type: Apartment

Land Size: 74 sqm approx



1503/26 Southgate Av SOUTHBANK 3006 (REI) Agent Comments

1
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Price: \$650,000

Method: Private Sale

Date: 19/06/2024

Rooms: 2

Property Type: Apartment



708/58 Jeffcott St WEST MELBOURNE 3003 (REI)

Agent Comments

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Price: \$630,000

Method: Private Sale

Date: 19/03/2024

Property Type: Apartment

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822