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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$630,000		&		\$660,000			
Median sale p	rice							
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Southbank
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ad	dress 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



MICM





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)



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



Price: \$650,000 Method: Private Sale Date: 19/06/2024 Rooms: 2 Property Type: Apartment



708/58 Jeffcott St WEST MELBOURNE 3003 Agent Comments (REI)



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



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Agent Comments