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	48/1 Riverside Quay, Southbank Vic 3006

Indicative selling price

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

Range between $720,000 & $750,000

Median sale price

Median price $610,000 Property Type Unit Suburb Southbank

Period - From 05/07/2023 to 04/07/2024 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	2/25 Miles St SOUTHBANK 3006	$727,000	17/04/2024
2	9/117 Hardware St MELBOURNE 3000	$750,000	23/03/2024
3	2102/83 Queensbridge St SOUTHBANK 3006	$770,000	05/02/2024

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: 05/07/2024 11:06

48/1 Riverside Quay, Southbank Vic 3006



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$720,000 - $750,000
Median Unit Price
05/07/2023 - 04/07/2024: $610,000

Comparable Properties



2/25 Miles St SOUTHBANK 3006 (REI)

2 1 1

Price: $727,000
Method: Private Sale
Date: 17/04/2024
Property Type: Apartment

Agent Comments



9/117 Hardware St MELBOURNE 3000 (REI/VG)

2 1 1

Price: $750,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Apartment

Agent Comments



2102/83 Queensbridge St SOUTHBANK 3006 (REI/VG)

2 1 1

Price: $770,000
Method: Private Sale
Date: 05/02/2024
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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