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	3106/1 Freshwater Place, Southbank Vic 3006

Indicative selling price

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

Single price $1,350,000

Median sale price

Median price $620,000 Property Type Unit Suburb Southbank

Period - From 01/10/2023 to 31/12/2023 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	1/211 Wellington Pde.S EAST MELBOURNE 3002	$1,365,000	28/10/2023
2	20/60 Flinders St MELBOURNE 3000	$1,350,000	12/02/2024
3	3002/90 Lorimer St DOCKLANDS 3008	$1,331,000	12/12/2023

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: 03/04/2024 09:27

Dingle Partners



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Property Type:
Agent Comments

Indicative Selling Price
$1,350,000
Median Unit Price
December quarter 2023: $620,000

Comparable Properties



1/211 Wellington Pde.S EAST MELBOURNE 3002 (REI)

2 2 2

Price: $1,365,000
Method: Auction Sale
Date: 28/10/2023
Property Type: Apartment

Agent Comments



20/60 Flinders St MELBOURNE 3000 (REI)

2 2 1

Price: $1,350,000
Method: Private Sale
Date: 12/02/2024
Property Type: Apartment

Agent Comments



3002/90 Lorimer St DOCKLANDS 3008 (REI/VG)

2 2 2

Price: $1,331,000
Method: Private Sale
Date: 12/12/2023
Property Type: Apartment

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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