

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 3610/7 Riverside Quay, Southbank Vic 3006

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$601,900 Property Type Unit Suburb Southbank

Period - From 01/04/2021 to 30/06/2021 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	2006/26 Southgate Av SOUTHBANK 3006	\$2,650,000	24/05/2021
2	4510/7 Riverside Quay SOUTHBANK 3006	\$2,200,000	24/04/2021
3	208/250 St Kilda Rd SOUTHBANK 3006	\$2,225,000	23/03/2021

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: 20/07/2021 15:20



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median Unit Price
June quarter 2021: \$601,900

Comparable Properties



2006/26 Southgate Av SOUTHBANK 3006 (REI/VG)

Agent Comments

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Price: \$2,650,000
Method: Private Sale
Date: 24/05/2021
Property Type: Apartment

4510/7 Riverside Quay SOUTHBANK 3006 (VG) **Agent Comments**

3 - -

Price: \$2,200,000
Method: Sale
Date: 24/04/2021
Property Type: Flat/Unit/Apartment (Res)



208/250 St Kilda Rd SOUTHBANK 3006 (REI)

Agent Comments

3 2 2

Price: \$2,225,000
Method: Private Sale
Date: 23/03/2021
Property Type: Apartment