

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2602/7 RIVERSIDE QUAY SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,499

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

2605/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	1225000	06-Aug-22
7903/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	1650000	25-Jul-22
2401/14 KAVANAGH STREET SOUTHBANK VIC 3006	1348000	20-Sep-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 31 October 2022



**2605/7 RIVERSIDE QUAY
SOUTHBANK VIC 3006**

 3  2  1

Sold Price **1225000** Sold Date **06-Aug-22**

Distance -

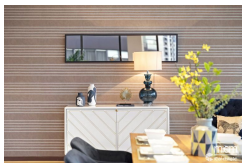


**7903/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

 3  2  1

Sold Price **1650000** Sold Date **25-Jul-22**

Distance **0.17km**



**2401/14 KAVANAGH STREET
SOUTHBANK VIC 3006**

 3  2  2

Sold Price ^{RS} **1348000** ^{UN} Sold Date **20-Sep-22**

Distance **0.17km**

RS = Recent sale **UN** = Undisclosed Sale

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