

STATEMENT OF INFORMATION

4610/1 QUEENSBRIDGE SQUARE, SOUTHBANK, VIC 3006

PREPARED BY KEYSTONE REAL ESTATE, 701/566 ST KILDA ROAD MELBOURNE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



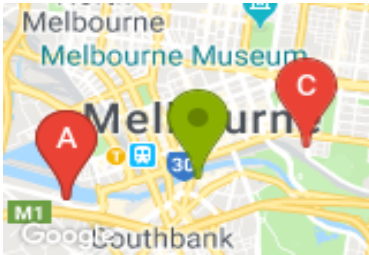
4610/1 QUEENSBRIDGE SQUARE,

1 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$595,000 to \$640,000**

MEDIAN SALE PRICE



SOUTHBANK, VIC, 3006

Suburb Median Sale Price (Unit)

\$570,000

01 July 2018 to 30 June 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



100 LORIMER ST, DOCKLANDS, VIC 3008

1 1 1

Sale Price

\$620,000

Sale Date: 05/08/2019

Distance from Property: 1.7km



1204/100 LORIMER ST, DOCKLANDS, VIC 3008

1 1 1

Sale Price

\$630,000

Sale Date: 17/07/2019

Distance from Property: 1.7km



62/1 WELLINGTON CRES, EAST MELBOURNE,

1 1 1

Sale Price

\$621,000

Sale Date: 14/06/2019

Distance from Property: 1.5km



This report has been compiled on 26/09/2019 by KEYSTONE REAL ESTATE. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

4610/1 QUEENSBRIDGE SQUARE, SOUTHBANK, VIC 3006

Indicative selling price

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

Price Range: \$595,000 to \$640,000


Median sale price

Median price: \$570,000

Property type: Unit

Suburb: SOUTHBANK

Period: 01 July 2018 to 30 June 2019

Source: 

Comparable property sales

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
100 LORIMER ST, DOCKLANDS, VIC 3008	\$620,000	05/08/2019
1204/100 LORIMER ST, DOCKLANDS, VIC 3008	\$630,000	17/07/2019
62/1 WELLINGTON CRES, EAST MELBOURNE, VIC 3002	\$621,000	14/06/2019

This Statement of Information was prepared on: 26/09/2019