

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 3602/70 Southbank Boulevard, Southbank Vic 3006

Indicative selling price

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

Range between \$435,000 & \$450,000

Median sale price

Median price \$597,000 Property Type Unit Suburb Southbank

Period - From 28/02/2022 to 27/02/2023 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	2105/380 Little Lonsdale St MELBOURNE 3000	\$450,000	16/01/2023
2	1704N/889 Collins St DOCKLANDS 3008	\$450,000	13/01/2023
3	4206/318 Russell St MELBOURNE 3000	\$440,000	08/02/2023

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: 28/02/2023 10:05



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$435,000 - \$450,000

Median Unit Price

28/02/2022 - 27/02/2023: \$597,000

Comparable Properties



2105/380 Little Lonsdale St MELBOURNE 3000 (VG) Agent Comments

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Price: \$450,000

Method: Sale

Date: 16/01/2023

Property Type: Flat/Unit/Apartment (Res)



1704N/889 Collins St DOCKLANDS 3008 (REI) Agent Comments

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Price: \$450,000

Method: Private Sale

Date: 13/01/2023

Rooms: 4

Property Type: Apartment



4206/318 Russell St MELBOURNE 3000 (REI) Agent Comments

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Price: \$440,000

Method: Private Sale

Date: 08/02/2023

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951