

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

4418/70 SOUTHBANK BOULEVARD 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

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

5203/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$700,000	19-Jul-24
85/1 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$680,000	11-Jul-24
3605/151 CITY ROAD SOUTHBANK VIC 3006	\$650,800	27-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 26 November 2024



**5203/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

 2  2  1

Sold Price **\$700,000** Sold Date **19-Jul-24**

Distance **0.03km**



**85/1 RIVERSIDE QUAY
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$680,000** Sold Date **11-Jul-24**

Distance **0.1km**



**3605/151 CITY ROAD SOUTHBANK
VIC 3006**

 2  2  1

Sold Price **\$650,800** Sold Date **27-Jun-24**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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