

## 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

1608/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006

### Indicative selling price

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

Single Price

or range  
between

\$370,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2023

to

29 Feb 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

2402/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	395000	20-Oct-23
1517/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	380000	30-Aug-23
3810/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	421500	04-Dec-23

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: 06 March 2024

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2402/70 SOUTHBANK BOULEVARD, SOUTHBANK



**2402/70 SOUTHBANK  
BOULEVARD SOUTHBANK VIC  
3006**

2 1 -

Sold Price **395000** Sold Date **20-Oct-23**

Distance -

1517/70 Southbank Boulevard, Southbank VIC 3006



**1517/70 SOUTHBANK BOULEVARD  
SOUTHBANK VIC 3006**

1 1 -

Sold Price **380000** Sold Date **30-Aug-23**

Distance -



**3810/70 SOUTHBANK BOULEVARD  
SOUTHBANK VIC 3006**

1 1 -

Sold Price **421500** Sold Date **04-Dec-23**

Distance **0.03km**

RS = Recent sale UN = Undisclosed Sale

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