

## 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

1414/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006

### Indicative selling price

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

Single Price

\$369,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Southbank

Period-from

01 Dec 2022

to

30 Nov 2023

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

1203/14 KAVANAGH STREET SOUTHBANK VIC 3006	380000	20-Jul-23
2303/250 CITY ROAD SOUTHBANK VIC 3006	340000	12-Aug-23

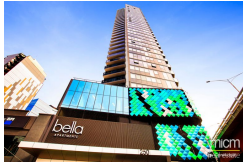
OR

**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: 22 December 2023

**1203/14 KAVANAGH STREET  
SOUTHBANK VIC 3006**

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Sold Price **380000** Sold Date **20-Jul-23**Distance **0.21km****2303/250 CITY ROAD SOUTHBANK  
VIC 3006**

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Sold Price **340000** Sold Date **12-Aug-23**Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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