

## 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

5002/70 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

\$478,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Southbank

Period-from

01 Dec 2023

to

30 Nov 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

4410/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$430,000	26-Aug-24
4402/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$480,000	28-Jun-24
106/173 CITY ROAD SOUTHBANK VIC 3006	\$418,000	18-Jul-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: 04 December 2024

Precy Peet  
P 0480472460  
M 0480472460  
E precy.peet@melcorp.com.au

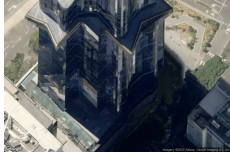


**4410/70 SOUTHBANK  
BOULEVARD SOUTHBANK VIC  
3006**

1 1 -

Sold Price **\$430,000** Sold Date **26-Aug-24**

Distance **0km**



**4402/70 SOUTHBANK  
BOULEVARD SOUTHBANK VIC  
3006**

1 1 -

Sold Price **\$480,000** Sold Date **28-Jun-24**

Distance **0km**



**106/173 CITY ROAD SOUTHBANK  
VIC 3006**

1 1 -

Sold Price **\$418,000** Sold Date **18-Jul-24**

Distance **0.22km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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