

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

7408/70 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

\$1,550,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2023

to

31 Jan 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

8207/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$1,629,000	15-Aug-23
7706/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$1,615,400	08-Sep-23
7402/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$1,561,000	02-Oct-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: 16 February 2024



**8207/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**
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Sold Price **\$1,629,000** Sold Date **15-Aug-23**

Distance **0km**



**7706/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**
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Sold Price **\$1,615,400** Sold Date **08-Sep-23**

Distance **0km**



**7402/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**
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Sold Price **\$1,561,000** Sold Date **02-Oct-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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