

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

1404/70 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2023

to

31 Jul 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

2209/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$580,000	11-Jun-24
2103/135 CITY ROAD SOUTHBANK VIC 3006	\$600,000	15-Mar-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: 19 August 2024



**2209/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 2 -

Sold Price

^{RS} **\$580,000**

Sold Date

11-Jun-24

Distance

0.1km



**2103/135 CITY ROAD SOUTHBANK
VIC 3006**

2 2 -

Sold Price

\$600,000

Sold Date

15-Mar-24

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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