

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

2215/70 Southbank Boulevard, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$510,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Southbank

Period - From 01/01/2023 to 31/03/2023 Source REIV

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 six 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
1	3303/70 Southbank Blvd SOUTHBANK 3006	\$560,000	12/04/2023
2	5005/70 Southbank Blvd SOUTHBANK 3006	\$555,900	06/03/2023
3	2504/70 Southbank Blvd SOUTHBANK 3006	\$523,000	07/11/2022

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 six months.~~

This Statement of Information was prepared on:

26/04/2023 07:29



2 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$510,000

Median Unit Price

March quarter 2023: \$550,000

Comparable Properties



3303/70 Southbank Blvd SOUTHBANK 3006 (REI)

Agent Comments

2 2 -

Price: \$560,000

Method: Private Sale

Date: 12/04/2023

Property Type: Apartment

5005/70 Southbank Blvd SOUTHBANK 3006 (VG)

Agent Comments

2 - -

Price: \$555,900

Method: Sale

Date: 06/03/2023

Property Type: Flat/Unit/Apartment (Res)

2504/70 Southbank Blvd SOUTHBANK 3006 (VG)

Agent Comments

2 - -

Price: \$523,000

Method: Sale

Date: 07/11/2022

Property Type: Flat/Unit/Apartment (Res)