

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

4901/70 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

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,500

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2023

to

30 Sep 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

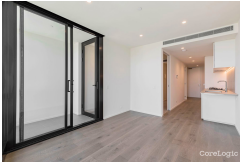
Date of sale

4410/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$430,000	26-Aug-24
122/38 KAVANAGH STREET SOUTHBANK VIC 3006	\$420,000	23-Sep-24
708/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$425,000	15-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: 22 October 2024



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

1 1 -

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

Distance **0.03km**



**122/38 KAVANAGH STREET
SOUTHBANK VIC 3006**

1 1 1

Sold Price ^{RS} **\$420,000** Sold Date **23-Sep-24**

Distance **0.1km**



**708/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$425,000** Sold Date **15-Jul-24**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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