

## 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

2011/70 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

or range  
between

\$430,000

&

\$450,000

### 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

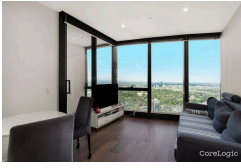
Date of sale

5511/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$508,000	16-May-24
4402/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$480,000	28-Jun-24
4117/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$420,000	07-May-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: 09 October 2024



**5511/70 SOUTHBANK BOULEVARD**  
**SOUTHBANK VIC 3006**

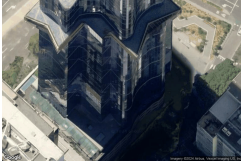
 1  1  -

Sold Price

**\$508,000**

Sold Date **16-May-24**

Distance **0.03km**



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

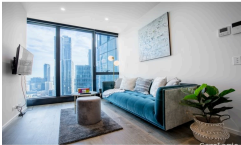
 1  1  -

Sold Price

**\$480,000**

Sold Date **28-Jun-24**

Distance **0km**



**4117/70 SOUTHBANK BOULEVARD**  
**SOUTHBANK VIC 3006**

 1  1  -

Sold Price

**\$420,000**

Sold Date **07-May-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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