

## 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

70th floor 3 bedroom, 2 bathroom 2 car 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

\$1,570,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2022

to

30 Jun 2023

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

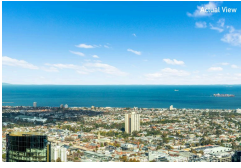
Date of sale




7207/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$1,550,000	10-Aug-22
7302/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$1,526,500	13-Apr-23
8407/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$1,665,000	03-Jul-22

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: 14 July 2023



**7207/70 SOUTHBANK  
BOULEVARD SOUTHBANK VIC  
3006**  
 3  2  2




Sold Price **\$1,550,000** Sold Date **10-Aug-22**  
Distance **0.07km**



**7302/70 SOUTHBANK  
BOULEVARD SOUTHBANK VIC  
3006**  
 3  2  2

Sold Price **\$1,526,500** Sold Date **13-Apr-23**  
Distance **0.07km**



**8407/70 SOUTHBANK  
BOULEVARD SOUTHBANK VIC  
3006**  
 3  2  2

Sold Price **\$1,665,000** Sold Date **03-Jul-22**  
Distance **0.07km**

RS = Recent sale      UN = Undisclosed Sale

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