

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

3-bedroom,-2bathroom, 2 car high level brand new completed 130sqm estimated of internal space. sweeping views of albert park and the bay 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

\$1,650,000

or range
between

&

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

7404/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$1,596,000	07-Jun-23
7708/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$1,766,000	17-Jan-24
4201/1 QUEENSBRIDGE SQUARE SOUTHBANK VIC 3006	\$1,700,000	21-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: 14 October 2024

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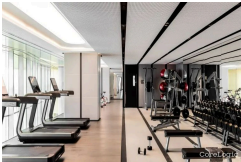


**7404/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

 3  2  2

Sold Price **\$1,596,000** Sold Date **07-Jun-23**

Distance **0.03km**



**7708/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

 3  2  2

Sold Price **\$1,766,000** Sold Date **17-Jan-24**

Distance **0.16km**



**4201/1 QUEENSBRIDGE SQUARE
SOUTHBANK VIC 3006**

 3  2  2

Sold Price **\$1,700,000** Sold Date **21-Mar-24**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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