

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

4907/70 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

\$765,000

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

5903/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$760,000	24-Jan-23
6704/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$788,000	30-Oct-22
6709/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$805,000	10-Sep-24

OR

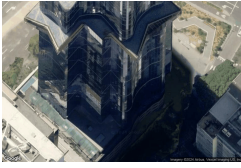
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.




This Statement of Information was prepared on: 17 October 2024

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**5903/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**
 2  2  1




Sold Price **\$760,000** Sold Date **24-Jan-23**
Distance **0km**



**6704/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**
 2  2  1

Sold Price **\$788,000** Sold Date **30-Oct-22**
Distance **0km**



**6709/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**
 2  2  1

Sold Price ^{RS} **\$805,000** Sold Date **10-Sep-24**
Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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