

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

2106/70 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2020

to

31 Oct 2021

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

57/183 City Road Southbank VIC 3006	\$520,000	21-Sep-21
1711/673-683 La Trobe Street Docklands VIC 3008	\$495,000	15-Sep-21
1209/8 Marmion Place Docklands VIC 3008	\$530,000	27-Oct-21

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: 11 November 2021



57/183 City Road Southbank VIC 3006

 2  1  1

Sold Price

\$520,000

Sold Date

21-Sep-21

Distance

0.23km



1711/673-683 La Trobe Street Docklands VIC 3008

 2  1  1

Sold Price

^{RS} **\$495,000**

Sold Date

15-Sep-21

Distance

1.71km



1209/8 Marmion Place Docklands VIC 3008

 2  1  1

Sold Price

^{RS} **\$530,000**

Sold Date

27-Oct-21

Distance

2.19km

RS = Recent sale

UN = Undisclosed Sale

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