

## 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

1711/70 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

\$390,000

&

\$429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2023

to

31 Oct 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

1702/135 CITY ROAD SOUTHBANK VIC 3006	\$390,000	07-Oct-24
708/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$425,000	15-Jul-24

OR

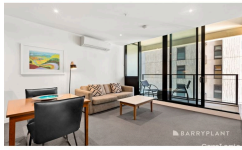
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 19 November 2024

Ann Xie

M 0450129588

E ann.xie@vicprop.com.au



**1702/135 CITY ROAD SOUTHBANK  
VIC 3006**

Sold Price

<sup>RS</sup>

**\$390,000**

Sold Date

**07-Oct-24**

 1  1  -

Distance

**0.06km**



**708/60 KAVANAGH STREET  
SOUTHBANK VIC 3006**

Sold Price

**\$425,000**

Sold Date

**15-Jul-24**

 1  1  -

Distance

**0.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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