

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

4803/70 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

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2024

to

31 Jan 2025

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

6709/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$805,000	29-Aug-24
6016/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$710,000	10-Sep-24
4418/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$670,000	13-Feb-25

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: 27 February 2025



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

 2  2  1

Sold Price

\$805,000

Sold Date **29-Aug-24**

Distance

0km



**6016/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

 2  2  1

Sold Price

\$710,000

Sold Date **10-Sep-24**

Distance

0km



**4418/70 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

^{RS} **\$670,000**

Sold Date **13-Feb-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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