

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

1105/70 Southbank Boulevard, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$770,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Southbank

Period - From 01/01/2023 to 31/12/2023 Source REIV

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 six 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
1	2102/83 Queensbridge St SOUTHBANK 3006	\$770,000	05/02/2024
2	1803S/889 Collins St DOCKLANDS 3008	\$770,000	30/01/2024
3	1505/90 Lorimer St DOCKLANDS 3008	\$765,000	17/01/2024

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 six months.~~

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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending December 2023: \$580,000



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



2102/83 Queensbridge St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$770,000

Method: Private Sale

Date: 05/02/2024

Property Type: Apartment



1803S/889 Collins St DOCKLANDS 3008 (VG)

Agent Comments



Price: \$770,000

Method: Sale

Date: 30/01/2024

Property Type: Flat/Unit/Apartment (Res)

1505/90 Lorimer St DOCKLANDS 3008 (REI)

Agent Comments



Price: \$765,000

Method: Private Sale

Date: 17/01/2024

Property Type: Apartment