

## 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

1813/70 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

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2023

to

31 May 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

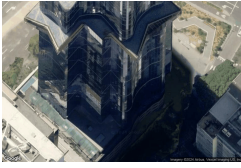
Date of sale

3418/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$670,000	21-Feb-24
3302/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$660,000	18-Mar-24
4203/45 CLARKE STREET SOUTHBANK VIC 3006	\$690,000	04-May-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: 27 June 2024



**3418/70 SOUTHBANK BOULEVARD** Sold Price **\$670,000** Sold Date **21-Feb-24**  
**SOUTHBANK VIC 3006**

 2  2  -

Distance **0km**



**3302/1-13 BALSTON STREET** Sold Price **\$660,000** Sold Date **18-Mar-24**  
**SOUTHBANK VIC 3006**

 2  2  -

Distance **0.31km**



**4203/45 CLARKE STREET** Sold Price **\$690,000** Sold Date **04-May-24**  
**SOUTHBANK VIC 3006**

 2  2  -

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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