

## 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

2604/70 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2023

to

30 Apr 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

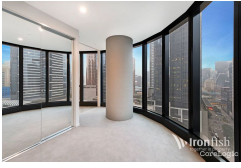
Date of sale

1703/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$565,000	13-Dec-23
5112/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$640,000	15-Dec-23
5003/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$612,500	27-Nov-23

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: 07 May 2024



**1703/70 SOUTHBANK BOULEVARD** Sold Price **\$565,000** Sold Date **13-Dec-23**  
**SOUTHBANK VIC 3006**

2 2 -

Distance **0.01km**



**5112/70 SOUTHBANK BOULEVARD** Sold Price **\$640,000** Sold Date **15-Dec-23**  
**SOUTHBANK VIC 3006**

2 2 -

Distance **0.03km**



**5003/70 SOUTHBANK BOULEVARD** Sold Price **\$612,500** Sold Date **27-Nov-23**  
**SOUTHBANK VIC 3006**

2 2 -

Distance **0.03km**

RS = Recent sale      UN = Undisclosed Sale

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## 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

4116/70 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

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2023

to

30 Apr 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
5003/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$612,500	27-Nov-23
5112/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$640,000	15-Dec-23

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: 10 May 2024



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

2 2 -

Distance **0km**



**5003/70 SOUTHBANK BOULEVARD** Sold Price **\$612,500** Sold Date **27-Nov-23**  
**SOUTHBANK VIC 3006**

2 2 -

Distance **0.03km**



**5112/70 SOUTHBANK BOULEVARD** Sold Price **\$640,000** Sold Date **15-Dec-23**  
**SOUTHBANK VIC 3006**

2 2 -

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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