

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

5002/70 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

\$498,000

or range
between

&

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

61/8 COOK STREET SOUTHBANK VIC 3006	\$510,000	02-Dec-23
4203/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$575,000	18-Apr-24
1503/180 CITY ROAD SOUTHBANK VIC 3006	\$468,888	13-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: 29 May 2024

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**61/8 COOK STREET SOUTHBANK
VIC 3006**

1 1 1

Sold Price **\$510,000** Sold Date **02-Dec-23**

Distance **0.17km**



**4203/7 RIVERSIDE QUAY
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$575,000** Sold Date **18-Apr-24**

Distance **0.17km**



**1503/180 CITY ROAD SOUTHBANK
VIC 3006**

1 1 1

Sold Price ^{RS} **\$468,888** Sold Date **13-May-24**

Distance **0.2km**

RS = Recent sale UN = Undisclosed Sale

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