

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 8007/70 Southbank Boulevard, Southbank Vic 3006

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Southbank

Period - From 10/07/2023 to 09/07/2024 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	8802/70 Southbank Blvd SOUTHBANK 3006	\$2,300,000	31/01/2024
2	7708/70 Southbank Blvd SOUTHBANK 3006	\$1,766,000	17/01/2024
3	7408/70 Southbank Blvd SOUTHBANK 3006	\$1,500,000	13/03/2024

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.~~

This Statement of Information was prepared on: 10/07/2024 10:27



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Property Type: Apartment
Land Size: 126 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median Unit Price
10/07/2023 - 09/07/2024: \$610,000

Comparable Properties

8802/70 Southbank Blvd SOUTHBANK 3006 (VG)

Agent Comments

3 - -

Price: \$2,300,000
Method: Sale
Date: 31/01/2024
Property Type: Strata Unit/Flat

7708/70 Southbank Blvd SOUTHBANK 3006 (VG)

Agent Comments

3 - -

Price: \$1,766,000
Method: Sale
Date: 17/01/2024
Property Type: Flat/Unit/Apartment (Res)



7408/70 Southbank Blvd SOUTHBANK 3006 (REI/VG)

Agent Comments

3 2 2

Price: \$1,500,000
Method: Sold Before Auction
Date: 13/03/2024
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951