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

5012/70 Southbank Boulevard, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$700,000		&		\$750,000					
Median sale p	rice									
Median price	\$580,444	Pro	operty Type	Unit			Suburb	Southbank		
Period - From	16/10/2022	to	15/10/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1210/63 Whiteman St SOUTHBANK 3006	\$750,000	10/05/2023
2	2506/180 City Rd SOUTHBANK 3006	\$720,000	04/09/2023
3	4705/245 City Rd SOUTHBANK 3006	\$700,000	03/05/2023

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:

16/10/2023 13:17









Property Type: Apartment Agent Comments Indicative Selling Price \$700,000 - \$750,000 Median Unit Price 16/10/2022 - 15/10/2023: \$580,444

Comparable Properties



1210/63 Whiteman St SOUTHBANK 3006 (REI/VG)



Price: \$750,000 Method: Expression of Interest Date: 10/05/2023 Property Type: Apartment Agent Comments



2506/180 City Rd SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$720,000 Method: Private Sale Date: 04/09/2023 Property Type: Apartment



4705/245 City Rd SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$700,000 Method: Private Sale Date: 03/05/2023 Rooms: 4 Property Type: Apartment

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



propertydata ""

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.