

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 between

\$700,000

&

\$750,000

Median sale price

Median price

\$580,444

Property Type

Unit

Suburb

Southbank

Period - From

16/10/2022

to

15/10/2023

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	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



2
 2
 1

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)

Agent Comments

2
 2
 1

Price: \$750,000

Method: Expression of Interest

Date: 10/05/2023

Property Type: Apartment



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

Agent Comments

2
 2
 1

Price: \$720,000

Method: Private Sale

Date: 04/09/2023

Property Type: Apartment



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

Agent Comments

2
 2
 1

Price: \$700,000

Method: Private Sale

Date: 03/05/2023

Rooms: 4

Property Type: Apartment