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	5812/70 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	$825,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$543,499	Property type	Unit	Suburb	Southbank
Period-from	01 Jun 2021	to	31 May 2022	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
3913/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	$792,900	30-Jun-21
9/1 RIVERSIDE QUAY SOUTHBANK VIC 3006	$915,000	20-May-22
3907/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	$839,998	08-Dec-21

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: 06 June 2022

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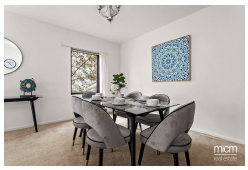
3913/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006

2 2 1

Sold Price **$792,900** Sold Date **30-Jun-21**

Distance **-**



9/1 RIVERSIDE QUAY SOUTHBANK VIC 3006

2 2 1

Sold Price RS **$915,000** Sold Date **20-May-22**

Distance **0.13km**



3907/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006

2 2 1

Sold Price **$839,998** Sold Date **08-Dec-21**

Distance **0.23km**

RS = Recent sale **UN** = Undisclosed Sale

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