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	4704/70 Southbank Boulevard, Southbank VIC 3006

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $495,500 Property Type Unit Suburb Southbank

Period - From 03/12/2024 to 02/06/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3718/70 Southbank Boulevard Southbank VIC 3006	$675,000	23/04/2025
4401/45 Clarke Street Southbank VIC 3006	$617,000	06/03/2025
4418/70 Southbank Boulevard Southbank VIC 3006	$660,000	13/02/2025

This Statement of Information was prepared on: 03/06/2025