

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

4410/70 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

or range
between

\$450,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2023

to

30 Apr 2024

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

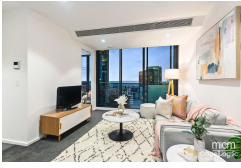
Date of sale

4603/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$460,000	08-May-24
3914/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$486,000	23-Feb-24
303/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$485,000	30-Jan-24

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: 12 May 2024



**4603/1-13 BALSTON STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price

^{RS}

\$460,000

Sold Date **08-May-24**

Distance

0.31km



**3914/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

1 1 -

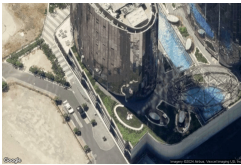
Sold Price

\$486,000

Sold Date **23-Feb-24**

Distance

0.1km



**303/11 BALE CIRCUIT SOUTHBANK
VIC 3006**

1 1 -

Sold Price

\$485,000

Sold Date **30-Jan-24**

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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