

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

5415/70 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

\$773,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2019

to

31 Jul 2020

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









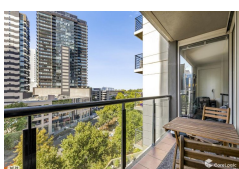



Date of sale

182/88-98 Southbank Boulevard Southbank VIC 3006	\$600,000	26-Apr-20
38/38 Kavanagh Street Southbank VIC 3006	\$750,000	14-Jun-19
81/88-98 Southbank Boulevard Southbank VIC 3006	\$584,000	19-Mar-20

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: 25 August 2020

	182/88-98 Southbank Boulevard Southbank VIC 3006	Sold Price	\$600,000	Sold Date	26-Apr-20
	 2  1  1			Distance	0.06km
	38/38 Kavanagh Street Southbank VIC 3006	Sold Price	\$750,000	Sold Date	14-Jun-19
	 2  1  1			Distance	0.06km
	81/88-98 Southbank Boulevard Southbank VIC 3006	Sold Price	\$584,000	Sold Date	19-Mar-20
	 2  1  1			Distance	0.06km

RS = Recent sale

UN = Undisclosed Sale

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