

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

The Residence, 70 Southbank Boulevard, Southbank Vic 3006

Indicative selling price

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

Single price \$2,800,000

Median sale price

Median price \$816,500

Property Type House

Suburb Southbank

Period - From 01/10/2022

to 30/09/2023

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	1702/430 St Kilda Rd MELBOURNE 3004	\$2,850,000	04/07/2023
2	29/2 Exhibition St MELBOURNE 3000	\$2,800,000	23/10/2023
3			

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:

12/12/2023 15:28



3 3 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$2,800,000

Median House Price

Year ending September 2023: \$816,500

Comparable Properties



1702/430 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

3 3 2

Price: \$2,850,000

Method: Private Sale

Date: 04/07/2023

Property Type: Apartment



29/2 Exhibition St MELBOURNE 3000 (REI)

Agent Comments

3 3 2

Price: \$2,800,000

Method: Private Sale

Date: 23/10/2023

Property Type: Apartment

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.

Account - Marshall White | P: 03 9822 9999



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