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

1611/1 Balston Street, Southbank Vic 3006

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$589,000		&		\$647,000			
Median sale pr	rice							
Median price	\$600,000	Pro	operty Type	Unit			Suburb	Southbank
Period - From	17/12/2023	to	16/12/2024		So	urce	Property	/ Data

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.

Ade	dress of comparable property	Price	Date of sale
1	1308/38 Albert Rd SOUTH MELBOURNE 3205	\$645,000	01/10/2024
2	1103/105 Batman St WEST MELBOURNE 3003	\$647,000	16/08/2024
3	1315/601 Little Lonsdale St MELBOURNE 3000	\$645,888	13/08/2024

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:

17/12/2024 13:34



MICM





Property Type: Apartment Agent Comments

Indicative Selling Price \$589,000 - \$647,000 Median Unit Price 17/12/2023 - 16/12/2024: \$600,000

Comparable Properties



1308/38 Albert Rd SOUTH MELBOURNE 3205 (REI/VG) Agent Comments



Price: \$645,000 Method: Private Sale Date: 01/10/2024 Property Type: Apartment



1103/105 Batman St WEST MELBOURNE 3003 (REI/VG) Agent Comments



Price: \$647,000 Method: Private Sale Date: 16/08/2024 Property Type: Apartment



1315/601 Little Lonsdale St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$645,888 Method: Private Sale Date: 13/08/2024 Property Type: Apartment

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822



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