

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

3604W/48 Balston Street, Southbank Vic 3006

Indicative selling price

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

Range between \$365,000 & \$395,000

Median sale price

Median price \$595,000

Property Type Unit

Suburb Southbank

Period - From 01/04/2022

to 31/03/2023

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	1206/60 Kavanagh St SOUTHBANK 3006	\$390,000	21/10/2022
2	900/63 Whiteman St SOUTHBANK 3006	\$380,000	08/11/2022
3	1208/135 City Rd SOUTHBANK 3006	\$375,000	10/12/2022

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:

01/04/2023 16:37



Property Type:
Agent Comments

Indicative Selling Price

\$365,000 - \$395,000

Median Unit Price

01/04/2022 - 31/03/2023: \$595,000

Comparable Properties



1206/60 Kavanagh St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 21/10/2022
Property Type: Apartment



900/63 Whiteman St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 08/11/2022
Property Type: Apartment

1208/135 City Rd SOUTHBANK 3006 (VG)

Agent Comments



Price: \$375,000
Method: Sale
Date: 10/12/2022
Property Type: Flat/Unit/Apartment (Res)