

## 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

3101/42-48 BALSTON STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$450,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2024

to

31 Dec 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

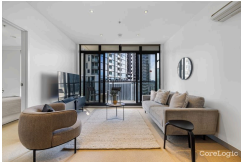
Date of sale

1002/283 CITY ROAD SOUTHBANK VIC 3006	\$445,000	05-Nov-24
1304/283 CITY ROAD SOUTHBANK VIC 3006	\$436,000	22-Oct-24
3312/105-107 CLARENDON STREET SOUTHBANK VIC 3006	\$439,000	27-Jul-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: 14 January 2025



**1002/283 CITY ROAD SOUTHBANK VIC 3006** Sold Price **\$445,000** Sold Date **05-Nov-24**

2 1 -

Distance **0.33km**



**1304/283 CITY ROAD SOUTHBANK VIC 3006** Sold Price **\$436,000** Sold Date **22-Oct-24**

2 1 -

Distance **0.33km**



**3312/105-107 CLARENDON STREET SOUTHBANK VIC 3006** Sold Price **\$439,000** Sold Date **27-Jul-24**

2 1 -

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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