

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

1601/1 Balston Street, Southbank Vic 3006

Indicative selling price

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

Range between

\$770,000

&

\$840,000

Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

Southbank

Period - From

01/10/2023

to

31/12/2023

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	3011/60 Kavanagh St SOUTHBANK 3006	\$925,000	06/11/2023
2	2802/180 City Rd SOUTHBANK 3006	\$910,000	27/11/2023
3	2401/1 Balston St SOUTHBANK 3006	\$890,000	28/07/2023

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:

17/01/2024 06:49



3
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$770,000 - \$840,000

Median Unit Price

December quarter 2023: \$620,000

Comparable Properties



3011/60 Kavanagh St SOUTHBANK 3006 (REI/VG)

Agent Comments

3
 2
 1

Price: \$925,000

Method: Private Sale

Date: 06/11/2023

Property Type: Apartment



2802/180 City Rd SOUTHBANK 3006 (REI)

Agent Comments

3
 2
 1

Price: \$910,000

Method: Sold Before Auction

Date: 27/11/2023

Property Type: Apartment



2401/1 Balston St SOUTHBANK 3006 (REI/VG) Agent Comments

3
 2
 1

Price: \$890,000

Method: Private Sale

Date: 28/07/2023

Property Type: Apartment