

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$399,000

&

\$439,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2024

to

31 Jan 2025

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

1304/283 CITY ROAD SOUTHBANK VIC 3006	\$436,000	22-Oct-24
1902/283 CITY ROAD SOUTHBANK VIC 3006	\$430,000	15-Jan-25
2909/45 CLARKE STREET SOUTHBANK VIC 3006	\$420,000	10-Sep-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: 10 February 2025



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

2 1 -

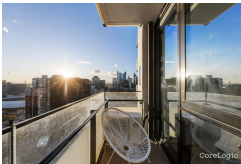
Distance **0.33km**



1902/283 CITY ROAD SOUTHBANK VIC 3006 Sold Price ^{RS} **\$430,000** Sold Date **15-Jan-25**

2 1 -

Distance **0.33km**



2909/45 CLARKE STREET SOUTHBANK VIC 3006 Sold Price **\$420,000** Sold Date **10-Sep-24**

2 1 -

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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