

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

2603W/42-48 Balston Street, Southbank

Indicative selling price

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

Single Price

\$330,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Southbank

Period-from

JUN 2022

to

MAY 2023

Source

realestate.com.au

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

1612/63 Whiteman Street, Southbank, Vic 3006	\$470,000	31/05/2023
4202/241 City Road, Southbank, Vic 3006	\$475,000	29/05/2023
609/1 Balston Street, Southbank, Vic 3006	\$460,000	02/06/2023

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 6 months.~~

This Statement of Information was prepared on: 02 January 2022



2802/151 City Road Southbank VIC 3006

Sold Price

\$616,299

Sold Date

07-Oct-21

2 2 1

Distance

-

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2001/163 City Road Southbank VIC 3006

Sold Price

\$598,000

Sold Date

18-Nov-21

2 2 1

Distance

0.08km



2905/151 City Road Southbank VIC 3006

Sold Price

\$620,799

Sold Date

29-Nov-21

2 2 1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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