



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

1409/1 Balston Street, Southbank, 3006

Indicative selling price

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

Single price

or range between

\$385,000.00

&

\$420,000.00

Median sale price

Median price

\$590,888.00

Property type

Unit/Apartment

Suburb

SOUTHBANK

Period - From

Apr 2023

to

Mar 2024

Source

REIV

Comparable property sales

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
310/8 Bowen Cr MELBOURNE 3004	\$420,000.00	7/06/2024
3106/60 Kavanagh St SOUTHBANK 3006	\$400,000.00	15/04/2024
3906/60 Kavanagh St SOUTHBANK 3006	\$420,000.00	27/02/2024

This Statement of Information was prepared on:

Wednesday 03rd July 2024