



## 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

807W/42-48 Balston Street, Southbank, 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$270,000.00

&

\$297,000.00

### Median sale price

Median price

\$569,000.00

Property type

Unit/Apartment

Suburb

SOUTHBANK

Period - From

Jan 2021

to

Dec 2021

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
1118/555 Flinders St MELBOURNE 3000	\$296,000.00	26/10/2021
1109/105 Clarendon St SOUTHBANK 3006	\$295,000.00	25/11/2021
610/29 Market St MELBOURNE 3000	\$280,000.00	1/12/2021

This Statement of Information was prepared on:

Monday 24th January 2022