

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

2603E/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

or range
between

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2023

to

01 Jan 2024

Source

corelogic.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

317/183 City Road Southbank VIC 3006	\$615,000	14-Aug-23
1911/70 Dorcas Street, Southbank, Vic 3006	\$540,000	18-Dec-23
144/173 City Road, Southbank, Vic 3006	\$570,000	22-Dec-23

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 -



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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