

## 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

3703/11 BALE CIRCUIT SOUTHBANK VIC 3006

### Indicative selling price

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

Single Price

or range  
between

\$410,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2023

to

29 Feb 2024

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

4910/18 HOFF BOULEVARD SOUTHBANK VIC 3006	\$420,000	26-Feb-24
2113/9 POWER STREET SOUTHBANK VIC 3006	\$423,000	20-Dec-23
3906/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$420,000	29-Feb-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: 13 March 2024



**4910/18 HOFF BOULEVARD  
SOUTHBANK VIC 3006**

1 1 -

Sold Price <sup>RS</sup> **\$420,000** <sup>UN</sup> Sold Date **26-Feb-24**

Distance **0.04km**



**2113/9 POWER STREET  
SOUTHBANK VIC 3006**

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Sold Price **\$423,000** Sold Date **20-Dec-23**

Distance **0.38km**



**3906/60 KAVANAGH STREET  
SOUTHBANK VIC 3006**

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Sold Price <sup>RS</sup> **\$420,000** Sold Date **29-Feb-24**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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