## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	1207/11 Bale Circuit, Southbank Vic 3006
Including suburb and	
postcode	

#### Indicative selling price

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

### Median sale price

Median price	\$570,000	Pro	perty Type Ur	iit		Suburb	Southbank
Period - From	01/01/2024	to	31/12/2024	S	ource	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	2803/241 City Rd SOUTHBANK 3006	\$442,888	10/02/2025
2	2107/61 City Rd SOUTHBANK 3006	\$450,000	06/02/2025
3	1002/11 Bale Cirt SOUTHBANK 3006	\$420,000	09/01/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/03/2025 13:57





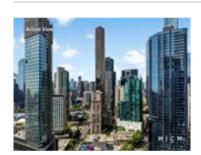
John Chen 03 9989 5188 0401 664 199 john.chen@raywhite.com

**Indicative Selling Price** \$420,000 - \$460,000 **Median Unit Price** Year ending December 2024: \$570,000





# Comparable Properties



2803/241 City Rd SOUTHBANK 3006 (REI/VG)

Price: \$442,888

Method: Expression of Interest

Date: 10/02/2025

Property Type: Apartment

**Agent Comments** 



2107/61 City Rd SOUTHBANK 3006 (REI/VG)

2

Price: \$450,000 Method: Private Sale





Date: 06/02/2025 Property Type: Apartment Land Size: 911 sqm approx Agent Comments

1002/11 Bale Cirt SOUTHBANK 3006 (VG)



Price: \$420,000 Method: Sale Date: 09/01/2025

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



