



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 1904/1 Balston Street, Southbank, 3006

Indicative selling price

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

Single price or range between \$370,000.00 & \$407,000.00

Median sale price

Median price \$556,000.00 Property type Unit/Apartment Suburb SOUTHBANK
Period - From Jan 2022 to Dec 2022 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 |
|--|--------------|--------------|
| 4210/601 Little Lonsdale St MELBOURNE 3000 | \$390,000.00 | 1/12/2022 |
| 1206/60 Kavanagh St SOUTHBANK 3006 | \$390,000.00 | 21/10/2022 |
| 900/63 Whiteman St SOUTHBANK 3006 | \$380,000.00 | 8/11/2022 |

This Statement of Information was prepared on: Tuesday 17th January 2023