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

2303/48 BALSTON STREET SOUTHBANK VIC 3006

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	\$310,000	&	\$340,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$515,000	Prop	erty type	ty type Unit		Suburb	Southbank	
Period-from	01 Jan 2024	to	31 Dec 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
	2004/48 BALSTON STREET SOUTHBANK VIC 3006	\$320,000	28-Sep-24
	2405/48 BALSTON STREET SOUTHBANK VIC 3006	\$320,000	10-Oct-24
	902/48 BALSTON STREET SOUTHBANK VIC 3006	\$335,000	19-Aug-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: 30 January 2025







2004/48 BALSTON STREET SOUTHBANK VIC 3006

SOUTHBANK VIC 300

Sold Price

\$320,000 Sold Date 28-Sep-24

Distance Okm



2405/48 BALSTON STREET SOUTHBANK VIC 3006

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Sold Price

Sold Date 10-Oct-24

Distance Okm



902/48 BALSTON STREET SOUTHBANK VIC 3006

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Sold Price

\$335,000 Sold Date **19-Aug-24**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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