

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

713/1 Balston Street, Southbank Vic 3006

Indicative selling price

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

Range between

\$620,000

&

\$650,000

Median sale price

Median price

\$569,000

Property Type

Unit

Suburb

Southbank

Period - From

01/01/2021

to

31/12/2021

Source

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	Price	Date of sale
1	416/83 Queensbridge St SOUTHBANK 3006	\$640,000	12/11/2021
2	1707/22 Dorcas St SOUTHBANK 3006	\$626,000	23/10/2021
3	3103/618 Lonsdale St MELBOURNE 3000	\$625,000	27/01/2022

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 six months.~~

This Statement of Information was prepared on:

03/02/2022 13:21

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Indicative Selling Price

\$620,000 - \$650,000

Median Unit Price

Year ending December 2021: \$569,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



416/83 Queensbridge St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 2 1

Price: \$640,000

Method: Private Sale

Date: 12/11/2021

Property Type: Apartment



1707/22 Dorcas St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 2 1

Price: \$626,000

Method: Private Sale

Date: 23/10/2021

Property Type: Apartment



3103/618 Lonsdale St MELBOURNE 3000 (REI)

Agent Comments

2 2 1

Price: \$625,000

Method: Private Sale

Date: 27/01/2022

Property Type: Apartment