

Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

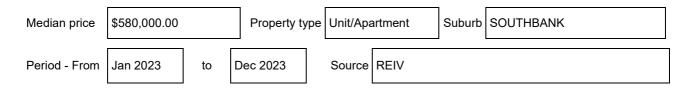
Address Including suburb and postcode 2510/1 Balston Street, Southbank, 3006

Indicative selling price

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

Single price	or range between	\$400,000.00	&	\$440,000.00
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Median sale price



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
2704/639 Little Lonsdale St MELBOURNE 3000	\$440,000.00	7/12/2023
3414/60 Kavanagh St SOUTHBANK 3006	\$438,000.00	19/01/2024
3906/60 Kavanagh St SOUTHBANK 3006	\$420,000.00	12/03/2024

This Statement of Information was prepared on: Friday 15th March 2024

