



## 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](http://consumer.vic.gov.au/underquoting)

Single price  or range between  &

### Median sale price

Median price

Property type

Suburb

Period - From

to

Source

### 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: