



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

4603/1 Balston Street, Southbank, 3006

Indicative selling price

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

Single price

or range between

\$440,000.00

&

\$480,000.00

Median sale price

Median price

\$537,500.00

Property type

Unit/Apartment

Suburb

SOUTHBANK

Period - From

Mar 2023

to

Feb 2024

Source

Corelogic

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
819/152-166 STURT STREET SOUTHBANK VIC 3006	\$440,000.00	7/01/2024
889-897 COLLINS STREET DOCKLANDS VIC 3008	\$450,000.00	25/01/2024
429/57 SPENCER STREET DOCKLANDS VIC 3008	\$445,000.00	8/12/2023

This Statement of Information was prepared on:

Wednesday 27th March 2024