

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 2102/1 Balston Street, Southbank Vic 3006

Indicative selling price

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

Range between \$580,000 & \$638,000

Median sale price

Median price \$597,694 Property Type Unit Suburb Southbank

Period - From 01/07/2023 to 30/06/2024 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	1201/8 Mccrae St DOCKLANDS 3008	\$635,000	24/09/2024
2	2005/63 Whiteman St SOUTHBANK 3006	\$621,888	07/08/2024
3	1705/50 Albert Rd SOUTH MELBOURNE 3205	\$621,000	31/07/2024

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: 25/09/2024 21:34



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$638,000

Median Unit Price

Year ending June 2024: \$597,694

Comparable Properties



1201/8 Mccrae St DOCKLANDS 3008 (REI)

Agent Comments

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Price: \$635,000

Method: Private Sale

Date: 24/09/2024

Property Type: Apartment



2005/63 Whiteman St SOUTHBANK 3006 (REI/VG)

Agent Comments

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Price: \$621,888

Method: Private Sale

Date: 07/08/2024

Property Type: Apartment



1705/50 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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Price: \$621,000

Method: Private Sale

Date: 31/07/2024

Property Type: Apartment

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822