

## 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

3808/11 BALE CIRCUIT SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$524,500

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### 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 6 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

|   |           |           |
|---|-----------|-----------|
| 1809/11 BALE CIRCUIT SOUTHBANK VIC 3006   | \$610,000 | 18-Apr-24 |
| 2401/18 HOFF BOULEVARD SOUTHBANK VIC 3006 | \$585,000 | 05-Mar-24 |
|   |           |           |

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 6 months.

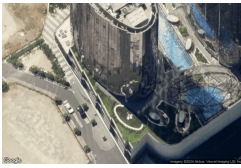
This Statement of Information was prepared on: 23 October 2024

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**1809/11 BALE CIRCUIT  
SOUTHBANK VIC 3006**

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Sold Price **\$610,000** Sold Date **18-Apr-24**Distance **0km****2401/18 HOFF BOULEVARD  
SOUTHBANK VIC 3006**

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Sold Price **\$585,000** Sold Date **05-Mar-24**Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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