

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

3106/42-48 BALSTON STREET SOUTHBANK VIC 3006

Indicative selling price

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

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2024

to

31 Dec 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

12/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$510,000	05-Sep-24
296/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$555,000	19-Dec-24
81/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$524,999	28-Oct-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: 22 January 2025

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**12/100 KAVANAGH STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price **\$510,000** Sold Date **05-Sep-24**

Distance **0.17km**



**296/100 KAVANAGH STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price ^{RS} **\$555,000** Sold Date **19-Dec-24**

Distance **0.17km**



**81/88 KAVANAGH STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price **\$524,999** Sold Date **28-Oct-24**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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