

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

3502/48 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Southbank

Period-from

01 Dec 2023

to

30 Nov 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

1307/105-107 CLARENDON STREET SOUTHBANK VIC 3006	\$465,000	23-Aug-24
3411/151 CITY ROAD SOUTHBANK VIC 3006	\$460,000	04-Jul-24
2706/250 CITY ROAD SOUTHBANK VIC 3006	\$475,000	04-Aug-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: 06 December 2024

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1307/105-107 CLARENDON STREET Sold Price

^{RS} **\$465,000** Sold Date **23-Aug-24**

 2  1  1

Distance **0.39km**

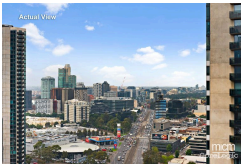


3411/151 CITY ROAD SOUTHBANK Sold Price

\$460,000 Sold Date **04-Jul-24**

 2  1  1

Distance **0.33km**



2706/250 CITY ROAD Sold Price

\$475,000 Sold Date **04-Aug-24**

 2  1  1

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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