

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

604/11 BALE CIRCUIT 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

\$625,000

or range
between

&

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

2702/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$630,888	17-Jul-24
3608/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$631,888	27-Jun-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: 25 October 2024

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**2702/118 KAVANAGH STREET
 SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$630,888** Sold Date **17-Jul-24**

Distance **0.14km**



**3608/118 KAVANAGH STREET
 SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$631,888** Sold Date **27-Jun-24**

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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