



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 3805/1 Balston Street, Southbank, 3006

Indicative selling price

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

Single price or range between \$638,000.00 & \$688,000.00

Median sale price

Median price \$560,000.00 Property type Unit/Apartment Suburb SOUTHBANK
Period - From Oct 2022 to Sep 2023 Source REIV

Comparable property sales

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
133/22 Kavanagh St SOUTHBANK 3006	\$650,000.00	23/07/2023
151/416 St Kilda Rd MELBOURNE 3004	\$645,000.00	6/10/2023
195/100 Kavanagh St SOUTHBANK 3006	\$640,000.00	22/06/2023

This Statement of Information was prepared on: Tuesday 28th November 2023