

## 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

902W/48 BALSTON STREET 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

\$320,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2023

to

31 Jul 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

|   |           |           |
|---|-----------|-----------|
| 2411/118 KAVANAGH STREET SOUTHBANK VIC 3006   | \$330,000 | 02-May-24 |
| 48 BALSTON STREET SOUTHBANK VIC 3006          | \$335,000 | 11-Jun-24 |
| 1804W/42-48 BALSTON STREET SOUTHBANK VIC 3006 | \$335,000 | 25-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: 06 August 2024



**2411/118 KAVANAGH STREET  
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$330,000** Sold Date **02-May-24**

Distance **0.13km**



**48 BALSTON STREET SOUTHBANK  
VIC 3006**

2 1 -

Sold Price **\$335,000** Sold Date **11-Jun-24**

Distance **0.04km**



**1804W/42-48 BALSTON STREET  
SOUTHBANK VIC 3006**

1 1 -

Sold Price <sup>RS</sup> **\$335,000** Sold Date **25-Jun-24**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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