

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

1403/48 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

\$330,000

&

\$350,000

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

1403/42-48 BALSTON STREET SOUTHBANK VIC 3006	\$351,000	03-Jun-24
42-48 BALSTON STREET SOUTHBANK VIC 3006	\$350,000	01-Dec-24
1807/42-48 BALSTON STREET SOUTHBANK VIC 3006	\$350,000	01-Dec-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: 18 January 2025