

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

1507/11 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

or range
between

\$475,000

&

\$522,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,500

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2024

to

31 Mar 2025

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

2210/9 POWER STREET SOUTHBANK VIC 3006	\$500,000	03-Mar-25
406/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$500,000	28-Nov-24
81A/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$524,999	28-Oct-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: 02 April 2025



**2210/9 POWER STREET
SOUTHBANK VIC 3006**

2 1 -

Sold Price

^{RS}

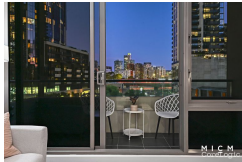
\$500,000

Sold Date

03-Mar-25

Distance

0.37km



**406/118 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 -

Sold Price

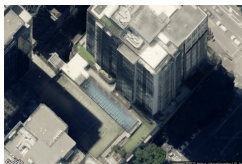
\$500,000

Sold Date

28-Nov-24

Distance

0.14km



**81A/88 KAVANAGH STREET
SOUTHBANK VIC 3006**

- - -

Sold Price

\$524,999

Sold Date

28-Oct-24

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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