

## 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

2801E/42 BALSTON STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2023

to

29 Feb 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 2409/45 CLARKE STREET SOUTHBANK VIC 3006     | \$480,000 | 10-Jan-24 |
| 1110/163 CITY ROAD SOUTHBANK VIC 3006        | \$483,000 | 03-Nov-23 |
| 607/25-29 COVENTRY STREET SOUTHBANK VIC 3006 | \$490,000 | 14-Feb-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: 24 March 2024



**2409/45 CLARKE STREET  
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$480,000** Sold Date **10-Jan-24**

Distance **0.29km**



**1110/163 CITY ROAD SOUTHBANK  
VIC 3006**

2 1 1

Sold Price **\$483,000** Sold Date **03-Nov-23**

Distance **0.26km**



**607/25-29 COVENTRY STREET  
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$490,000** Sold Date **14-Feb-24**

Distance **0.71km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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