

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

3808/11 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,500

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2023

to

30 Sep 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

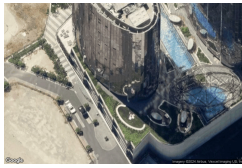
Date of sale

1809/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$610,000	18-Apr-24
2401/18 HOFF BOULEVARD SOUTHBANK VIC 3006	\$585,000	05-Mar-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: 23 October 2024



**1809/11 BALE CIRCUIT
SOUTHBANK VIC 3006**

 2  2  -

Sold Price **\$610,000** Sold Date **18-Apr-24**

Distance **0km**



**2401/18 HOFF BOULEVARD
SOUTHBANK VIC 3006**

 2  2  -

Sold Price **\$585,000** Sold Date **05-Mar-24**

Distance **0.01km**

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

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