

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

704/42-48 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2023

to

31 Oct 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

3814/151 CITY ROAD SOUTHBANK VIC 3006	\$368,000	25-Oct-24
1207/151 CITY ROAD SOUTHBANK VIC 3006	\$318,000	18-Oct-24
2405/48 BALSTON STREET SOUTHBANK VIC 3006	\$320,000	10-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: 25 November 2024

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**3814/151 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

^{RS}

\$368,000

Sold Date

25-Oct-24

 1

 1

 -

Distance

0.33km



**1207/151 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

^{RS}

\$318,000

Sold Date

18-Oct-24

 1

 1

 -

Distance

0.33km



**2405/48 BALSTON STREET
SOUTHBANK VIC 3006**

Sold Price

^{RS}

\$320,000

Sold Date

10-Oct-24

 1

 1

 -

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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