

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

902W/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

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2023

to

31 Jul 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

2411/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$330,000	02-May-24
48 BALSTON STREET SOUTHBANK VIC 3006	\$335,000	11-Jun-24
1804W/42-48 BALSTON STREET SOUTHBANK VIC 3006	\$335,000	25-Jun-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: 06 August 2024



**2411/118 KAVANAGH STREET
SOUTHBANK VIC 3006**

 1  1  -

Sold Price

\$330,000

Sold Date **02-May-24**

Distance

0.13km



**48 BALSTON STREET SOUTHBANK
VIC 3006**

 2  1  -

Sold Price

\$335,000

Sold Date **11-Jun-24**

Distance

0.04km



**1804W/42-48 BALSTON STREET
SOUTHBANK VIC 3006**

 1  1  -

Sold Price

^{RS} **\$335,000**

Sold Date **25-Jun-24**

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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