Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4511/1 Balston Street, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$669,000		&		\$699,000				
Median sale p	rice								
Median price	\$593,000	Pro	operty Type	Unit			Suburb	Southbank	
Period - From	18/02/2024	to	17/02/2025		So	urce	Property	/ Data	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	4310/45 Clarke St SOUTHBANK 3006	\$680,000	04/02/2025
2	3711/371 Little Lonsdale St MELBOURNE 3000	\$680,000	17/01/2025
3	1113/60 Kavanagh St SOUTHBANK 3006	\$678,000	22/12/2024

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 six months.

This Statement of Information was prepared on:

18/02/2025 00:18



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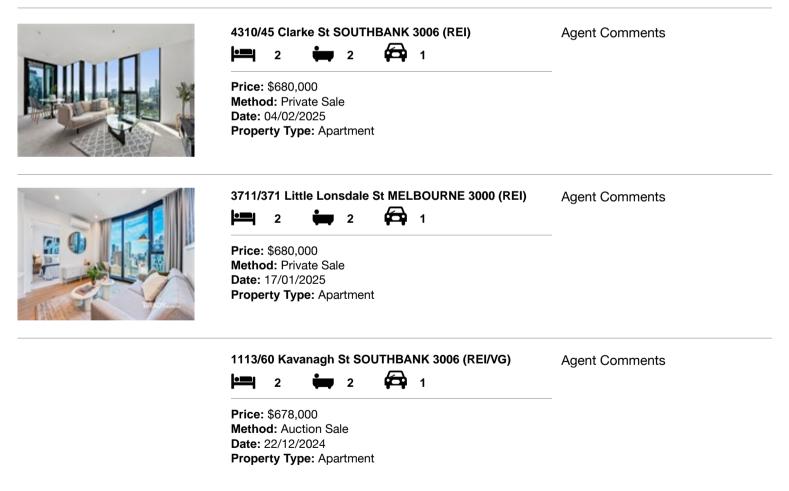




Property Type: Apartment Agent Comments

Indicative Selling Price \$669,000 - \$699,000 Median Unit Price 18/02/2024 - 17/02/2025: \$593,000

Comparable Properties



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