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

1602e/42-48 Balston Street, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$329,000		&		\$359,000				
Median sale p	rice								
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Southbank	
Period - From	21/02/2024	to	20/02/2025		So	urce	Property	y 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.

Ad	dress of comparable property	Price	Date of sale
1	106/551 Flinders La MELBOURNE 3000	\$355,000	24/12/2024
2	2807/118 Kavanagh St SOUTHBANK 3006	\$358,000	12/12/2024
3	1202N/883 Collins St DOCKLANDS 3008	\$358,000	24/10/2024

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:

21/02/2025 15:36









Property Type: Agent Comments

Indicative Selling Price \$329,000 - \$359,000 **Median Unit Price** 21/02/2024 - 20/02/2025: \$590,000

Comparable Properties



106/551 Flinders La MELBOURNE 3000 (REI) Agent Comments

1 1

Price: \$355,000 Method: Auction Sale Date: 24/12/2024 Property Type: Apartment

2807/118 Kavanagh St SOUTHBANK 3006 (VG)

Agent Comments



Price: \$358,000 Method: Sale Date: 12/12/2024 Property Type: Flat/Unit/Apartment (Res)



1202N/883 Collins St DOCKLANDS 3008 (REI/VG) Agent Comments

1

Price: \$358,000 Method: Private Sale Date: 24/10/2024 Rooms: 3 Property Type: Apartment

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822



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