



## 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

3704W/42-48 Balston Street, Southbank, 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between  &

### Median sale price

Median price

Property type

Suburb

Period - From

to

Source

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
3604W/48 Balston St SOUTHBANK 3006	\$345,000.00	20/04/2023
1210/105 Clarendon St SOUTHBANK 3006	\$330,000.00	9/03/2023
407/250 City Rd SOUTHBANK 3006	\$324,000.00	13/05/2023

This Statement of Information was prepared on: