



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 1611/1 Balston Street, Southbank, 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$639,000.00 & \$689,000.00

Median sale price

Median price \$530,000.00 Property type Unit/Apartment Suburb SOUTHBANK

Period - From Feb 2023 to Jan 2024 Source Corelogic

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
82/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$675,000.00	13/02/2024
263/173 CITY ROAD SOUTHBANK VIC 3006	\$668,000.00	16/11/2023
2504/241-243 CITY ROAD SOUTHBANK VIC 3006	\$680,000.00	4/10/2023

This Statement of Information was prepared on: Thursday 22nd February 2024