



## 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

2102/1 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

\$650,000.00

&

\$715,000.00

### Median sale price

Median price

\$560,000.00

Property type

Unit/Apartment,  
Car Park

Suburb

SOUTHBANK

Period - From

Oct 2022

to

Sep 2023

Source

REIV

### 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
2702/60 Kavanagh St SOUTHBANK 3006	\$718,000.00	14/11/2023
219/100 Kavanagh St SOUTHBANK 3006	\$690,000.00	21/12/2023
902/63 Whiteman St SOUTHBANK 3006	\$685,000.00	8/01/2024

This Statement of Information was prepared on:

Thursday 11th January 2024