

# 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 4402/11 Bale Circuit, Southbank Vic 3006

### Indicative selling price

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

Range between \$409,000 & \$449,000

### Median sale price

Median price \$590,000 Property Type Unit Suburb Southbank

Period - From 21/02/2024 to 20/02/2025 Source 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.

	Address of comparable property	Price	Date of sale
1	1610/433 Collins St MELBOURNE 3000	\$449,000	07/01/2025
2	1906S/883 Collins St DOCKLANDS 3008	\$440,000	08/10/2024
3	503/238 Flinders La MELBOURNE 3000	\$432,000	04/10/2024

**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 15:32



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$409,000 - \$449,000

**Median Unit Price**

21/02/2024 - 20/02/2025: \$590,000

## Comparable Properties



**1610/433 Collins St MELBOURNE 3000 (REI/VG)**

Agent Comments



**Price:** \$449,000

**Method:** Private Sale

**Date:** 07/01/2025

**Property Type:** Apartment



**1906S/883 Collins St DOCKLANDS 3008 (REI/VG)**

Agent Comments



**Price:** \$440,000

**Method:** Private Sale

**Date:** 08/10/2024

**Property Type:** Apartment



**503/238 Flinders La MELBOURNE 3000 (REI/VG)**

Agent Comments



**Price:** \$432,000

**Method:** Private Sale

**Date:** 04/10/2024

**Property Type:** Apartment

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



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