



## 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

2305/1 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 \$630,000.00

or range between

&

### Median sale price

Median price \$580,000.00

Property type Unit/Apartment

Suburb SOUTHBANK

Period - From Jan 2023

to

Dec 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
3805/1 Balston St SOUTHBANK 3006	\$630,000.00	12/12/2023
2807/245 City Rd SOUTHBANK 3006	\$622,000.00	22/01/2024
2605/180 City Rd SOUTHBANK 3006	\$620,000.00	24/10/2023

This Statement of Information was prepared on: Thursday 29th February 2024