

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 2704W/42-48 Balston Street, Southbank Vic 3006

Indicative selling price

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

Range between \$365,000 & \$375,000

Median sale price

Median price \$563,944 Property Type Unit Suburb Southbank

Period - From 01/04/2023 to 30/06/2023 Source REIV

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	2603/1 Balston St SOUTHBANK 3006	\$380,000	14/06/2023
2	1302/81 Abeckett St MELBOURNE 3000	\$352,000	03/08/2023
3	3604W/48 Balston St SOUTHBANK 3006	\$345,000	20/04/2023

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: 04/10/2023 09:32

2704W/42-48 Balston Street, Southbank Vic 3006



Property Type:
Agent Comments

Indicative Selling Price
\$365,000 - \$375,000
Median Unit Price
June quarter 2023: \$563,944

Comparable Properties



2603/1 Balston St SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$380,000
Method: Private Sale
Date: 14/06/2023
Property Type: Apartment



1302/81 Abeckett St MELBOURNE 3000 (REI) Agent Comments



Price: \$352,000
Method: Private Sale
Date: 03/08/2023
Property Type: Apartment



3604W/48 Balston St SOUTHBANK 3006 (REI) Agent Comments



Price: \$345,000
Method: Private Sale
Date: 20/04/2023
Property Type: Apartment

Account - McGrath South Yarra



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