

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

3502/48 BALSTON STREET SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$498,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

1112/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$518,800	28-Feb-24
76/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$533,000	20-Mar-24
2409/45 CLARKE STREET SOUTHBANK VIC 3006	\$480,000	10-Jan-24

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 6 months.

This Statement of Information was prepared on: 17 April 2024

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**1112/1-13 BALSTON STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price

^{RS} **\$518,800**

Sold Date **28-Feb-24**

Distance **0.17km**



**76/88 KAVANAGH STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price

^{RS} **\$533,000**

Sold Date **20-Mar-24**

Distance **0.22km**



**2409/45 CLARKE STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price

\$480,000

Sold Date **10-Jan-24**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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