



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

3805/1 Balston Street, Southbank, 3006

Indicative selling price

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

Single price

or range between

\$650,000.00

&

\$690,000.00

Median sale price

Median price

\$553,000.00

Property type

Unit/Apartment

Suburb

SOUTHBANK

Period - From

Jul 2022

to

Jun 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

133/22 Kavanagh St SOUTHBANK 3006

\$650,000.00

23/07/2023

27/333 Coventry St SOUTH MELBOURNE 3205

\$650,000.00

21/06/2023

1014/60 Siddeley St DOCKLANDS 3008

\$650,000.00

1/05/2023

This Statement of Information was prepared on:

Tuesday 08th August 2023