

# Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

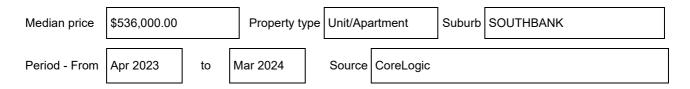
## Property offered for sale

Address Including suburb and postcode 711/1 Balston Street, Southbank, 3006

#### Indicative selling price

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

### Median sale price



## 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 |
|---|--------------|--------------|
| 2802/118 KAVANAGH STREET SOUTHBANK VIC 3006 | \$638,000.00 | 11/01/2024   |
| 1810/118 KAVANAGH STREET SOUTHBANK VIC 3006 | \$650,000.00 | 8/12/2023    |
| 2408/60 KAVANAGH STREET SOUTHBANK VIC 3006  | \$660,000.00 | 3/01/1203    |

This Statement of Information was prepared on: Friday 12th April 2024

