

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

1007/48 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

\$335,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$544,999

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2021

to

31 Mar 2022

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

2008/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$355,000	24-Mar-22
1308/283 CITY ROAD SOUTHBANK VIC 3006	\$348,000	13-Dec-21
1504/250 CITY ROAD SOUTHBANK VIC 3006	\$350,000	29-Nov-21

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: 07 April 2022

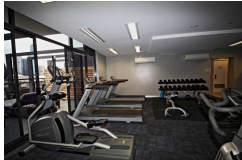


**2008/1-13 BALSTON STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price ^{RS} **\$355,000** ^{UN} Sold Date **24-Mar-22**

Distance **0.19km**

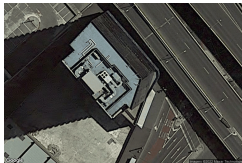


**1308/283 CITY ROAD SOUTHBANK
VIC 3006**

1 1 -

Sold Price **\$348,000** Sold Date **13-Dec-21**

Distance **0.3km**



**1504/250 CITY ROAD SOUTHBANK
VIC 3006**

1 1 -

Sold Price **\$350,000** Sold Date **29-Nov-21**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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