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

704/42-48 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 \$320,000 & \$350,00	Single Price			\$320,000	&	\$350,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$525,000	Prop	erty type Unit		Suburb	Southbank	
Period-from	01 Nov 2023	to	31 Oct 2	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
3814/151 CITY ROAD SOUTHBANK VIC 3006	\$368,000	25-Oct-24
1207/151 CITY ROAD SOUTHBANK VIC 3006	\$318,000	18-Oct-24
2405/48 BALSTON STREET SOUTHBANK VIC 3006	\$320,000	10-Oct-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: 25 November 2024





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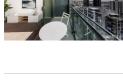


3814/151 CITY ROAD SOUTHBANK Sold Price **VIC 3006**

RS \$368,000 Sold Date 25-Oct-24

Distance

0.33km



1207/151 CITY ROAD SOUTHBANK Sold Price

RS \$318,000 Sold Date 18-Oct-24

0.33km



VIC 3006

Distance



2405/48 BALSTON STREET **SOUTHBANK VIC 3006**

四 1

₽ 1

₾ 1

Sold Price

*\$320,000 Sold Date 10-Oct-24

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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