

# STATEMENT OF INFORMATION

1906/42 BALSTON STREET, SOUTHBANK, VIC 3006

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



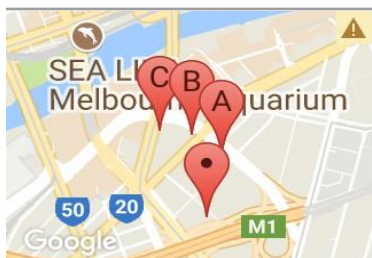
**1906/42 BALSTON STREET, SOUTHBANK,**  2  1  -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range:** **\$570,000 to \$622,000**

## MEDIAN SALE PRICE



**SOUTHBANK, VIC, 3006**

**Suburb Median Sale Price (Unit)**

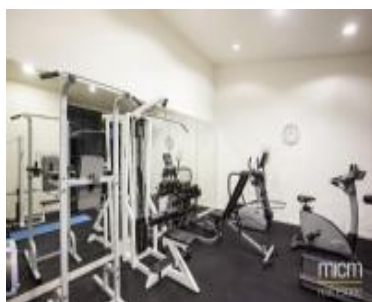
**\$559,000**

01 January 2017 to 31 December 2017

Provided by:  pricerfinder

## COMPARABLE PROPERTIES

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.



**168/88 KAVANAGH ST, SOUTHBANK, VIC 3006**  2  1  1

**Sale Price**

**\*\$536,000**

Sale Date: 15/02/2018

Distance from Property: 231m



**174 CITY RD, SOUTHBANK, VIC 3006**  2  1  1

**Sale Price**

**\*\$615,000**

Sale Date: 12/02/2018

Distance from Property: 300m



**1413/83 QUEENS BRIDGE ST, SOUTHBANK,**  2  1  1

**Sale Price**

**\*\$625,000**

Sale Date: 25/01/2018

Distance from Property: 349m



This report has been compiled on 23/02/2018 by Enrich Property Group. Property Data Solutions Pty Ltd 2018 - [www.pricerfinder.com.au](http://www.pricerfinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1906/42 BALSTON STREET, SOUTHBANK, VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$570,000 to \$622,000

### Median sale price

Median price

\$559,000

House  
Unit



Suburb

SOUTHBANK

Period

01 January 2017 to 31 December  
2017

Source



### 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
168/88 KAVANAGH ST, SOUTHBANK, VIC 3006	*\$536,000	15/02/2018
174 CITY RD, SOUTHBANK, VIC 3006	*\$615,000	12/02/2018
1413/83 QUEENS BRIDGE ST, SOUTHBANK, VIC 3006	*\$625,000	25/01/2018