

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

5201W/11 BALE CIRCUIT 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

\$3,359,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,000

Property type

Unit

Suburb

Southbank

Period-from

01 Dec 2023

to

30 Nov 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

Address of comparable property	Price	Date of sale
2803/8-10 KAVANAGH STREET SOUTHBANK VIC 3006	\$3,460,000	01-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: 12 December 2024

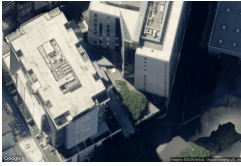


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**2803/8-10 KAVANAGH STREET
SOUTHBANK VIC 3006**

 3  2  2

Sold Price ^{RS} **\$3,460,000** ^{UN} Sold Date **01-Oct-24**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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