

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

3201/45 Clarke 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

\$660,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$556,250

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2019

to

30 Jun 2020

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

2203/45 Haig Street Southbank VIC 3006	\$671,000	21-Oct-19
1110/63 Whiteman Street Southbank VIC 3006	\$730,000	06-May-20
356/183 City Road Southbank VIC 3006	\$725,000	17-Mar-20

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: 09 July 2020



2203/45 Haig Street Southbank VIC 3006 Sold Price **\$671,000** Sold Date **21-Oct-19**
Distance **0.15km**
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1110/63 Whiteman Street Southbank VIC 3006 Sold Price **\$730,000** Sold Date **06-May-20**
Distance **0.24km**
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356/183 City Road Southbank VIC 3006 Sold Price **\$725,000** Sold Date **17-Mar-20**
Distance **0.34km**
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RS = Recent sale UN = Undisclosed Sale

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