

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

1605/63 Whiteman Street, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$640,000

 &

\$699,000

Median sale price

Median price

\$590,888

 Property Type

Unit

 Suburb

Southbank

Period - From

01/04/2023

 to

31/03/2024

 Source

REIV

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 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
1	1003/80 Clarendon St SOUTHBANK 3006	\$690,000	19/04/2024
2	902/63 Whiteman St SOUTHBANK 3006	\$685,000	15/12/2023
3	1905/63 Whiteman St SOUTHBANK 3006	\$642,000	07/02/2024

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 six months.~~

This Statement of Information was prepared on:

07/05/2024 15:59



2 2 1

Property Type:
Agent Comments

Indicative Selling Price
\$640,000 - \$699,000
Median Unit Price
Year ending March 2024: \$590,888

Comparable Properties



1003/80 Clarendon St SOUTHBANK 3006 (REI) **Agent Comments**

2 2 1

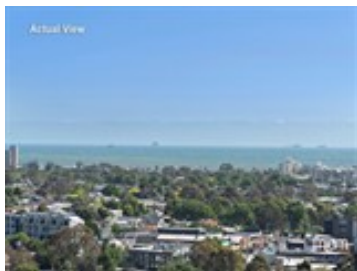
Price: \$690,000
Method: Private Sale
Date: 19/04/2024
Property Type: Apartment



902/63 Whiteman St SOUTHBANK 3006 (REI) **Agent Comments**

2 2 1

Price: \$685,000
Method: Private Sale
Date: 15/12/2023
Property Type: Apartment



1905/63 Whiteman St SOUTHBANK 3006 (REI) **Agent Comments**

2 2 1

Price: \$642,000
Method: Private Sale
Date: 07/02/2024
Property Type: Apartment

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