

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

2408/45 Clarke Street, Southbank Vic 3006

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$597,694

Property Type

Unit

Suburb

Southbank

Period - From

01/07/2023

to

30/06/2024

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	4203/45 Clarke St SOUTHBANK 3006	\$690,000	24/05/2024
2	21/392 Little Collins St MELBOURNE 3000	\$810,000	07/05/2024
3	11/38 Wells St SOUTHBANK 3006	\$700,000	04/05/2024

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:

08/08/2024 17:18



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$750,000
Median Unit Price
Year ending June 2024: \$597,694

Comparable Properties



4203/45 Clarke St SOUTHBANK 3006 (REI/VG) **Agent Comments**



Price: \$690,000
Method: Private Sale
Date: 24/05/2024
Property Type: Apartment
Land Size: 82 sqm approx



21/392 Little Collins St MELBOURNE 3000 (REI/VG) **Agent Comments**



Price: \$810,000
Method: Private Sale
Date: 07/05/2024
Property Type: Apartment



11/38 Wells St SOUTHBANK 3006 (REI/VG) **Agent Comments**



Price: \$700,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Apartment