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

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Single price \$750,000

Median sale price

Median price	\$597,694	Pro	perty Type Unit	t		Suburb	Southbank
Period - From	01/07/2023	to	30/06/2024	So	urce	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.

Ado	dress 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

Agent Comments



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



11/38 Wells St SOUTHBANK 3006 (REI/VG)



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

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