

## 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

1903/45 CLARKE STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$650,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$524,500

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2023

to

31 Oct 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

2508/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$660,000	14-May-24
3909/151 CITY ROAD SOUTHBANK VIC 3006	\$658,000	16-Oct-24
1309/70 DORCAS STREET SOUTHBANK VIC 3006	\$658,000	10-Jul-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: 01 November 2024

# DYNAMIC

RESIDENTIAL

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**2508/60 KAVANAGH STREET  
SOUTHBANK VIC 3006**

2 2 1

Sold Price

**\$660,000**

Sold Date **14-May-24**

Distance **0.49km**



**3909/151 CITY ROAD SOUTHBANK  
VIC 3006**

2 2 1

Sold Price

<sup>RS</sup> **\$658,000**

Sold Date **16-Oct-24**

Distance **0.48km**



**1309/70 DORCAS STREET  
SOUTHBANK VIC 3006**

2 2 1

Sold Price

Sold Date **10-Jul-24**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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