

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

2103/33 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

\$429,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2021

to

31 Jan 2022

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

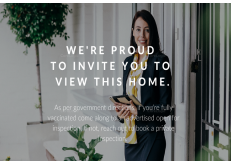
Date of sale

1202/241-243 City Road Southbank VIC 3006	\$447,000	21-Nov-21
1209/241-243 City Road Southbank VIC 3006	\$432,000	28-Sep-21
1301/241-243 City Road Southbank VIC 3006	\$395,000	22-Oct-21

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: 07 February 2022

	\$400/week for the first 6 months		1202/241-243 City Road Southbank VIC 3006	Sold Price	\$447,000	Sold Date	21-Nov-21
	\$450/week for second 6 months						
	 1	 1	 -			Distance	0.09km
			1209/241-243 City Road Southbank VIC 3006	Sold Price	\$432,000	Sold Date	28-Sep-21
	 2	 1	 -			Distance	0.09km
			1301/241-243 City Road Southbank VIC 3006	Sold Price	\$395,000	Sold Date	22-Oct-21
	 2	 1	 -			Distance	0.09km

RS = Recent sale UN = Undisclosed Sale

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