

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

2005/63 HAIG 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~~

or range
between

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2022

to

31 Oct 2023

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

2405/109-117 CLARENDON STREET SOUTHBANK VIC 3006	\$582,000	16-Sep-23
2805/45 CLARKE STREET SOUTHBANK VIC 3006	\$526,000	20-Jul-23
307/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$580,000	30-Sep-23

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: 09 November 2023