

# 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

1605/63 Haig 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)

Range between \$500,000 & \$525,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Southbank

Period - From 01/04/2024 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	2104/63 Haig St SOUTHBANK 3006	\$490,000	16/09/2024
2	1504/61-63 Haig St SOUTHBANK 3006	\$490,000	19/07/2024
3	3301/61-63 Haig St SOUTHBANK 3006	\$470,999	02/07/2024

**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: 18/09/2024 17:11



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$500,000 - \$525,000

Median Unit Price

June quarter 2024: \$580,000

## Comparable Properties



2104/63 Haig St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 16/09/2024

Property Type: House



1504/61-63 Haig St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 19/07/2024

Rooms: 5

Property Type: Apartment



3301/61-63 Haig St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$470,999

Method: Private Sale

Date: 02/07/2024

Property Type: Apartment