

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 2706/45 Clarke Street, Southbank, VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$420,000

&

\$460,000

Median sale price

Median price

\$585,000

Property Type

Apartment

Suburb

Southbank (3006)

Period - From

01/07/2024

to

30/09/2024

Source

PropTrack

Comparable property sales

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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
2204/283 City Road, Southbank, VIC 3006	\$460,000	11/07/2024
3011/105 Carendon Street, Southbank, VIC 3006	\$462,000	14/06/2024
3109/241-243 CITY ROAD, SOUTH BANK VIC 3006	\$430,000	09/08/2024

This Statement of Information was prepared on: 21/11/2024