

## 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

1105/63 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) (\*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

\$539,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2023

to

31 Dec 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

2905/63 HAIG STREET SOUTHBANK VIC 3006	\$490,000	25-Nov-23
2101/58 CLARKE STREET SOUTHBANK VIC 3006	\$465,000	20-Dec-23
7015/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$460,000	28-Aug-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: 18 January 2024



**2905/63 HAIG STREET  
SOUTHBANK VIC 3006**

2 1 1

Sold Price

<sup>RS</sup>

**\$490,000**

Sold Date

**25-Nov-23**

Distance

**0km**



**2101/58 CLARKE STREET  
SOUTHBANK VIC 3006**

2 1 1

Sold Price

<sup>RS</sup>

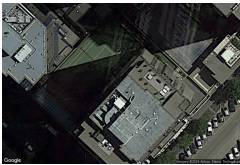
**\$465,000**

Sold Date

**20-Dec-23**

Distance

**0.23km**



**7015/118 KAVANAGH STREET  
SOUTHBANK VIC 3006**

2 1 1

Sold Price

**\$460,000**

Sold Date

**28-Aug-23**

Distance

**0.53km**

RS = Recent sale

UN = Undisclosed Sale

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