

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

1002/63 WHITEMAN 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$566,250

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2021

to

31 Oct 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

1502/63 WHITEMAN STREET SOUTHBANK VIC 3006	\$675,000	22-Mar-22
2402/63 WHITEMAN STREET SOUTHBANK VIC 3006	\$698,800	12-May-22
5001/45 CLARKE STREET SOUTHBANK VIC 3006	\$650,000	30-May-22

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: 15 November 2022

**1502/63 WHITEMAN STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

\$675,000Sold Date **22-Mar-22**

Distance

-

**2402/63 WHITEMAN STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

\$698,800Sold Date **12-May-22**

Distance

-

**5001/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

\$650,000Sold Date **30-May-22**

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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