

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

2902/58 Clarke 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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2020

to

31 Oct 2021

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

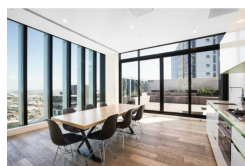
Date of sale

2503/58 Clarke Street Southbank VIC 3006	\$328,000	26-Mar-21
1812/283 City Road Southbank VIC 3006	\$270,000	05-Jan-21
2112/283 City Road Southbank VIC 3006	\$265,000	28-Apr-21

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 2021



2503/58 Clarke Street Southbank VIC 3006

1 1 -

Sold Price

\$328,000

Sold Date

26-Mar-21

Distance

-



1812/283 City Road Southbank VIC 3006

1 1 -

Sold Price

\$270,000

Sold Date

05-Jan-21

Distance

0.07km



2112/283 City Road Southbank VIC 3006

1 1 -

Sold Price

\$265,000

Sold Date

28-Apr-21

Distance

0.07km



2207/283 City Road Southbank VIC 3006

1 1 -

Sold Price

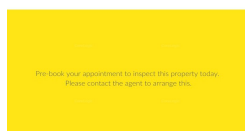
\$285,000

Sold Date

08-May-21

Distance

0.07km



1005/109-117 Clarendon Street Southbank VIC 3006

1 1 -

Sold Price

^{RS} **\$282,000**

Sold Date

20-Oct-21

Distance

0.08km



1701/109-117 Clarendon Street Southbank VIC 3006

1 1 -

Sold Price

\$310,000

Sold Date

01-Jul-21

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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**2307/63 Whiteman Street
Southbank VIC 3006**

 1  1  -

Sold Price **\$340,000** Sold Date **02-May-21**

Distance **0.3km**



**48 Balston Street Southbank VIC
3006**

 1  1  -

Sold Price **\$321,600** Sold Date **04-Aug-21**

Distance **0.3km**



**602/565 Flinders Street Melbourne
VIC 3000**

 1  1  1

Sold Price **\$325,000** Sold Date **02-Sep-21**

Distance **0.81km**

RS = Recent sale **UN** = Undisclosed Sale

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