

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 3507/45 Clarke Street, Southbank Vic 3006

Indicative selling price

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

Single price \$570,000

Median sale price

Median price \$620,000

Property Type Unit

Suburb Southbank

Period - From 01/10/2023

to 31/12/2023

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	2809/118 Kavanagh St SOUTHBANK 3006	\$580,000	22/12/2023
2	1303/8 McCrae St DOCKLANDS 3008	\$560,000	10/02/2024
3	3408/568 Collins St MELBOURNE 3000	\$550,000	24/10/2023

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:

02/04/2024 11:14



 2
  2
  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$570,000

Median Unit Price
 December quarter 2023: \$620,000

Comparable Properties



2809/118 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments

 2
  2
  1

Price: \$580,000
Method: Private Sale
Date: 22/12/2023
Property Type: Apartment



1303/8 McCrae St DOCKLANDS 3008 (REI)

Agent Comments

 2
  2
  1

Price: \$560,000
Method: Private Sale
Date: 10/02/2024
Property Type: Apartment



3408/568 Collins St MELBOURNE 3000 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$550,000
Method: Private Sale
Date: 24/10/2023
Property Type: Unit

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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