

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

2205/45 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2023

to

31 May 2024

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

1004/45 CLARKE STREET SOUTHBANK VIC 3006	\$550,000	22-Apr-24
3711/45 CLARKE STREET SOUTHBANK VIC 3006	\$570,000	07-May-24
1707/45 CLARKE STREET SOUTHBANK VIC 3006	\$535,000	17-May-24

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: 04 June 2024



**1004/45 CLARKE STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

^{RS}

\$550,000

Sold Date

22-Apr-24

Distance

0km



**3711/45 CLARKE STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

^{RS}

\$570,000

Sold Date

07-May-24

Distance

0.01km



**1707/45 CLARKE STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

^{RS}

\$535,000

Sold Date

17-May-24

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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