

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

105/33 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

\$239,000

or range
between

&

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

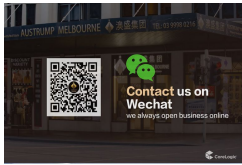
Date of sale

1404/33 CLARKE STREET SOUTHBANK VIC 3006	\$229,000	02-Oct-22
1502/33 CLARKE STREET SOUTHBANK VIC 3006	\$230,000	20-Sep-22
1601/33 CLARKE STREET SOUTHBANK VIC 3006	\$229,000	05-Jul-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: 11 November 2022



**1404/33 CLARKE STREET
SOUTHBANK VIC 3006**

 1  1  -

Sold Price ^{RS} **\$229,000** ^{UN} Sold Date **02-Oct-22**

Distance **0km**



**1502/33 CLARKE STREET
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$230,000** Sold Date **20-Sep-22**

Distance **0km**



**1601/33 CLARKE STREET
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$229,000** Sold Date **05-Jul-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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