

## 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

1302/58 Clarke Street Southbank VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$309,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2019

to

30 Apr 2020

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

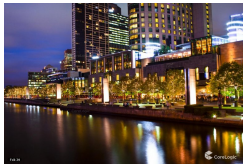
Date of sale

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| 3303/58 Clarke Street Southbank VIC 3006         | \$320,000 | 09-Mar-20 |
| 1607/283 City Road Southbank VIC 3006            | \$309,000 | 12-Mar-20 |
| 1105/109-117 Clarendon Street Southbank VIC 3006 | \$305,000 | 30-Jan-20 |

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: 13 May 2020



**3303/58 Clarke Street Southbank VIC 3006**

Sold Price

<sup>RS</sup> **\$320,000** Sold Date **09-Mar-20**

 1  1  -

Distance -



**1607/283 City Road Southbank VIC 3006**

Sold Price

**\$309,000** Sold Date **12-Mar-20**

 1  1  1

Distance **0.07km**



**1105/109-117 Clarendon Street Southbank VIC 3006**

Sold Price

**\$305,000** Sold Date **30-Jan-20**

 1  1  1

Distance **0.08km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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