## 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	

#### Indicative selling price

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

Range between \$290,000 & \$315,000	Range between	\$290,000	&	\$315,000
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### Median sale price

Median price	\$570,500	Pro	perty Type	Unit		Suburb	Southbank
Period - From	01/01/2025	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	1002/58 Clarke St SOUTHBANK 3006	\$310,000	09/04/2025
2	701/33 Clarke St SOUTHBANK 3006	\$270,000	18/02/2025
3	1903/58 Clarke St SOUTHBANK 3006	\$295,000	30/10/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/04/2025 10:26









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$290,000 - \$315,000 Median Unit Price March quarter 2025: \$570,500

# Comparable Properties



1002/58 Clarke St SOUTHBANK 3006 (REI)

1

**a** .

**Price:** \$310,000 **Method:** Private Sale **Date:** 09/04/2025

Property Type: Apartment

**Agent Comments** 



701/33 Clarke St SOUTHBANK 3006 (REI/VG)

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Price: \$270,000 Method: Private Sale Date: 18/02/2025 Property Type: Apartment Agent Comments



1903/58 Clarke St SOUTHBANK 3006 (REI/VG)

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6

**A** 

**Price:** \$295,000 **Method:** Private Sale **Date:** 30/10/2024

Property Type: Apartment

**Agent Comments** 

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000





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