

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

1702/33 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

or range
between

\$275,000

&

\$285,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2022

to

30 Sep 2023

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

1004/33 CLARKE STREET SOUTHBANK VIC 3006	\$285,000	16-Mar-23
1306/33 CLARKE STREET SOUTHBANK VIC 3006	\$273,000	05-Mar-23
1504/33 CLARKE STREET SOUTHBANK VIC 3006	\$280,000	29-Apr-23

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 October 2023



**1004/33 CLARKE STREET
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$285,000** Sold Date **16-Mar-23**

Distance **0km**



**1306/33 CLARKE STREET
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$273,000** Sold Date **05-Mar-23**

Distance **0km**



**1504/33 CLARKE STREET
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$280,000** Sold Date **29-Apr-23**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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