

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

4608/45 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

\$670,000

&

\$730,000

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

3608/45 CLARKE STREET SOUTHBANK VIC 3006	\$680,000	09-Aug-23
3903/45 CLARKE STREET SOUTHBANK VIC 3006	\$695,000	27-Sep-23
3105/50 HAIG STREET SOUTHBANK VIC 3006	\$750,000	07-Aug-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: 27 October 2023



Kevin Zhang

P 0431 336 488

M 0431 336 488

E kevin.zhang@ereal.com.au

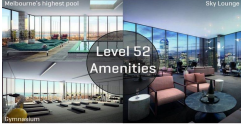


**3608/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$680,000** Sold Date **09-Aug-23**

Distance **0km**

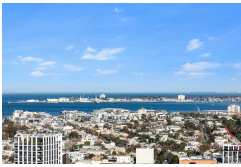


**3903/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price ^{RS} **\$695,000** Sold Date **27-Sep-23**

Distance **0km**



**3105/50 HAIG STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$750,000** Sold Date **07-Aug-23**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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