

## 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

1304/45 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

or range  
between

\$480,000

&

\$528,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2023

to

31 Mar 2024

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

1101/45 CLARKE STREET SOUTHBANK VIC 3006	\$510,000	11-Oct-23
1007/45 CLARKE STREET SOUTHBANK VIC 3006	\$505,000	31-Aug-23
3503/45 CLARKE STREET SOUTHBANK VIC 3006	\$580,000	24-Jul-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: 04 April 2024



**1101/45 CLARKE STREET  
SOUTHBANK VIC 3006**

2 2 -

Sold Price **\$510,000** Sold Date **11-Oct-23**

Distance **0.01km**

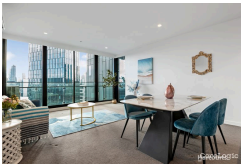


**1007/45 CLARKE STREET  
SOUTHBANK VIC 3006**

2 2 -

Sold Price **\$505,000** Sold Date **31-Aug-23**

Distance **0km**



**3503/45 CLARKE STREET  
SOUTHBANK VIC 3006**

2 2 -

Sold Price **\$580,000** Sold Date **24-Jul-23**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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