

## 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

1004/45 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$539,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2023

to

31 Dec 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

3901/45 CLARKE STREET SOUTHBANK VIC 3006	\$600,000	23-Jan-24
1902/135 CITY ROAD SOUTHBANK VIC 3006	\$580,000	30-Nov-23
2405/109-117 CLARENDON STREET SOUTHBANK VIC 3006	\$582,000	16-Sep-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: 29 January 2024

# DYNAMIC

RESIDENTIAL

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**3901/45 CLARKE STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date **23-Jan-24**

Distance **0.01km**



**1902/135 CITY ROAD SOUTHBANK  
VIC 3006**

 2  2  1

Sold Price

<sup>RS</sup> **\$580,000**

Sold Date **30-Nov-23**

Distance **0.51km**



**2405/109-117 CLARENDON STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

**\$582,000**

Sold Date **16-Sep-23**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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