

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

4705/45 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2023

to

30 Apr 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

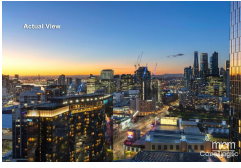
Date of sale

| | | |
|---|-----------|-----------|
| 3901/45 CLARKE STREET SOUTHBANK VIC 3006 | \$600,000 | 09-Jan-24 |
| 1201/45 CLARKE STREET SOUTHBANK VIC 3006 | \$590,000 | 26-Jan-24 |
| 2809/118 KAVANAGH STREET SOUTHBANK VIC 3006 | \$580,000 | 15-Dec-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 May 2024



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

 2  2  1

Sold Price **\$600,000** Sold Date **09-Jan-24**

Distance **0.01km**



**1201/45 CLARKE STREET
SOUTHBANK VIC 3006**

 1  2  1

Sold Price **\$590,000** Sold Date **26-Jan-24**

Distance **0.01km**



**2809/118 KAVANAGH STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$580,000** Sold Date **15-Dec-23**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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