



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 3901/45 Clarke Street, Southbank, 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$580,000.00 & \$638,000.00

Median sale price

Median price \$553,000.00 Property type Unit/Apartment Suburb SOUTHBANK
Period - From Jul 2022 to Jun 2023 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
3608/105 Clarendon St SOUTHBANK 3006	\$625,000.00	20/10/2023
1107/70 Dorcas St SOUTHBANK 3006	\$610,000.00	14/10/2023
3001/118 Kavanagh St SOUTHBANK 3006	\$600,000.00	10/10/2023

This Statement of Information was prepared on: Monday 11th December 2023