

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

4702/45 Clarke Street, Southbank Vic 3006

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,100,000

Median sale price

Median price \$590,500

House

Unit

X

Suburb

Southbank

Period - From 01/10/2017

to

31/12/2017

Source

REIV

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 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
1	2104/100 Lorimer St DOCKLANDS 3008	\$1,166,000	22/09/2017
2	301/196 Albert Rd SOUTH MELBOURNE 3205	\$1,150,000	10/11/2017
3	91/418 St Kilda Rd MELBOURNE 3004	\$1,020,000	15/12/2017

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 six months.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,100,000

Median Unit Price

December quarter 2017: \$590,500

Comparable Properties



2104/100 Lorimer St DOCKLANDS 3008 (REI)

Agent Comments



Price: \$1,166,000

Method: Auction Sale

Date: 22/09/2017

Rooms: -

Property Type: Apartment



301/196 Albert Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,150,000

Method: Sold Before Auction

Date: 10/11/2017

Rooms: 4

Property Type: Apartment



91/418 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 15/12/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Multi Storey)