

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

4206/45 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

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$544,999

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2021

to

28 Feb 2022

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

903/63 WHITEMAN STREET SOUTHBANK VIC 3006	\$650,000	13-Oct-21
2305/63 WHITEMAN STREET SOUTHBANK VIC 3006	\$630,000	12-Oct-21
3006/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$618,000	28-Nov-21

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: 24 March 2022


**903/63 WHITEMAN STREET
SOUTHBANK VIC 3006**
 2  2  1

Sold Price

\$650,000

Sold Date

13-Oct-21

Distance

0.25km

**2305/63 WHITEMAN STREET
SOUTHBANK VIC 3006**
 2  2  1

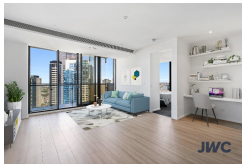
Sold Price

\$630,000

Sold Date

12-Oct-21

Distance

0.25km

**3006/118 KAVANAGH STREET
SOUTHBANK VIC 3006**
 2  2  1

Sold Price

\$618,000

Sold Date

28-Nov-21

Distance

0.27km
RS = Recent sale

UN = Undisclosed Sale

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