

## 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

2302/58 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

\$320,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2023

to

30 Jun 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

1902/58 CLARKE STREET SOUTHBANK VIC 3006	\$330,000	10-Mar-24
601/58 CLARKE STREET SOUTHBANK VIC 3006	\$388,500	17-Feb-24
2006/109 CLARENDON STREET SOUTHBANK VIC 3006	\$321,000	28-Apr-24

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: 25 July 2024



**1902/58 CLARKE STREET  
 SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$330,000** Sold Date **10-Mar-24**

Distance **0km**



**601/58 CLARKE STREET  
 SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$388,500** Sold Date **17-Feb-24**

Distance **0.01km**



**2006/109 CLARENDON STREET  
 SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$321,000** Sold Date **28-Apr-24**

Distance **0.07km**

RS = Recent sale      UN = Undisclosed Sale

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