

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

1002/58 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

\$285,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$544,999

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2021

to

31 May 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

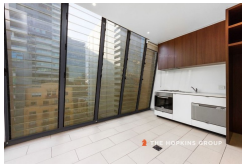
Date of sale

1305/555 FLINDERS STREET MELBOURNE VIC 3000	\$285,000	28-Feb-22
1003/11 ROSE LANE MELBOURNE VIC 3000	\$285,000	02-Feb-22
2802/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$295,000	28-Feb-22

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: 29 June 2022



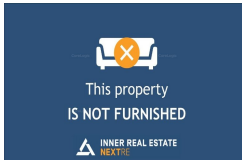
1305/555 FLINDERS STREET MELBOURNE VIC 3000

1
 1
 -

Sold Price

\$285,000Sold Date **28-Feb-22**

Distance

0.8km

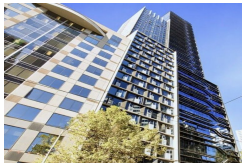
1003/11 ROSE LANE MELBOURNE VIC 3000

1
 1
 -

Sold Price

Sold Date **02-Feb-22**

Distance

1.46km

2802/315-321 LA TROBE STREET MELBOURNE VIC 3000

1
 1
 -

Sold Price

\$295,000Sold Date **28-Feb-22**

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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