

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

1307/63 Whiteman 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$539,500

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2018

to

31 Oct 2019

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

2305/50 Haig Street Southbank VIC 3006	\$378,000	03-Aug-19
87/38 Kavanagh Street Southbank VIC 3006	\$375,000	01-Oct-19
108/211-215 Dorcas Street South Melbourne VIC 3205	\$380,000	04-Sep-19

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 November 2019



**2305/50 Haig Street Southbank
VIC 3006**

1 1 1

Sold Price

\$378,000

Sold Date **03-Aug-19**

Distance **0.08km**



**87/38 Kavanagh Street Southbank
VIC 3006**

1 1 1

Sold Price

\$375,000

Sold Date **01-Oct-19**

Distance **0.68km**



**108/211-215 Dorcas Street South
Melbourne VIC 3205**

1 1 1

Sold Price

\$380,000

Sold Date **04-Sep-19**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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