

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

2207/45 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,499

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2022

to

28 Feb 2023

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

402/7 KATHERINE PLACE MELBOURNE VIC 3000	\$477,000	10-Feb-23
713/551 FLINDERS LANE MELBOURNE VIC 3000	\$465,000	29-Sep-22
2108/135 CITY ROAD SOUTHBANK VIC 3006	\$495,500	13-Feb-23

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: 21 March 2023



**402/7 KATHERINE PLACE
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$477,000** Sold Date **10-Feb-23**

Distance **0.78km**

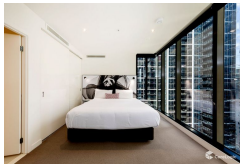


**713/551 FLINDERS LANE
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$465,000** Sold Date **29-Sep-22**

Distance **0.83km**



**2108/135 CITY ROAD SOUTHBANK
VIC 3006**

2 2 1

Sold Price **\$495,500** Sold Date **13-Feb-23**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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