

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

3301/61-63 HAIG 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

\$449,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2023

to

31 May 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

126/285-291 CITY ROAD SOUTHBANK VIC 3006	\$450,000	13-Feb-24
2409/45 CLARKE STREET SOUTHBANK VIC 3006	\$480,000	10-Jan-24
606/163 CITY ROAD SOUTHBANK VIC 3006	\$460,000	13-Jun-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: 19 June 2024



126/285-291 CITY ROAD
SOUTHBANK VIC 3006

2 1 1

Sold Price **\$450,000** Sold Date **13-Feb-24**

Distance **0.18km**



2409/45 CLARKE STREET
SOUTHBANK VIC 3006

2 1 1

Sold Price **\$480,000** Sold Date **10-Jan-24**

Distance **0.26km**



606/163 CITY ROAD SOUTHBANK
VIC 3006

2 1 1

Sold Price ^{RS} **\$460,000** ^{UN} Sold Date **13-Jun-24**

Distance **0.64km**

RS = Recent sale UN = Undisclosed Sale

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