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

1207/63 Whiteman Street, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$325,000		&		\$349,000				
Median sale p	rice								
Median price	\$593,000	Pro	operty Type	Unit			Suburb	Southbank	
Period - From	19/04/2022	to	18/04/2023		So	urce	REIV		

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	607/144 Clarendon St SOUTHBANK 3006	\$335,000	15/02/2023
2	1210/105 Clarendon St SOUTHBANK 3006	\$330,000	09/03/2023
3	1406/283 City Rd SOUTHBANK 3006	\$310,000	23/01/2023

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 six months.

This Statement of Information was prepared on:

19/04/2023 10:07



RT Edgar





Property Type: Apartment Agent Comments

Indicative Selling Price \$325,000 - \$349,000 Median Unit Price 19/04/2022 - 18/04/2023: \$593,000

Comparable Properties



Price: \$335,000 Method: Private Sale

(REI/VG)

607/144 Clarendon St SOUTHBANK 3006

Method: Private Sale Date: 15/02/2023 Property Type: Apartment

1210/105 Clarendon St SOUTHBANK 3006 Agent Comments

Agent Comments



Price: \$330,000 Method: Private Sale Date: 09/03/2023 Property Type: Apartment



1406/283 City Rd SOUTHBANK 3006 (VG)



Agent Comments

Price: \$310,000 Method: Sale Date: 23/01/2023 Property Type: Flat/Unit/Apartment (Res)

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545



propertydata

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