

## 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

3103/58 CLARKE STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$325,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$524,500

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2023

to

30 Sep 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

125/285-291 CITY ROAD SOUTHBANK VIC 3006	\$340,000	17-Sep-24
1902/58 CLARKE STREET SOUTHBANK VIC 3006	\$330,000	10-Mar-24
2903/58 CLARKE STREET SOUTHBANK VIC 3006	\$310,000	29-Nov-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: 12 October 2024



**125/285-291 CITY ROAD  
SOUTHBANK VIC 3006**

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Sold Price <sup>RS</sup> **\$340,000** Sold Date **17-Sep-24**

Distance **0.06km**



**1902/58 CLARKE STREET  
SOUTHBANK VIC 3006**

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Sold Price **\$330,000** Sold Date **10-Mar-24**

Distance **0km**



**2903/58 CLARKE STREET  
SOUTHBANK VIC 3006**

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Sold Price **\$310,000** Sold Date **29-Nov-23**

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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