

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

1110/45 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

\$490,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2024

to

31 Dec 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

1007/39 COVENTRY STREET SOUTHBANK VIC 3006	\$490,000	11-Sep-24
1702/152-166 STURT STREET SOUTHBANK VIC 3006	\$500,000	09-Aug-24
63/8 COOK STREET SOUTHBANK VIC 3006	\$510,000	01-Aug-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: 29 January 2025



**1007/39 COVENTRY STREET
SOUTHBANK VIC 3006**

 1  1  1

Sold Price **\$490,000** Sold Date **11-Sep-24**

Distance **1.09km**

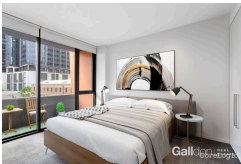


**1702/152-166 STURT STREET
SOUTHBANK VIC 3006**

 1  1  1

Sold Price **\$500,000** Sold Date **09-Aug-24**

Distance **0.8km**



**63/8 COOK STREET SOUTHBANK
VIC 3006**

 1  1  1

Sold Price **\$510,000** Sold Date **01-Aug-24**

Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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