

# 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

4705/45 Clarke Street, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$600,000

### Median sale price

Median price \$595,000 Property Type Unit Suburb Southbank

Period - From 01/01/2024 to 31/03/2024 Source 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.

	Address of comparable property	Price	Date of sale
1	3901/45 Clarke St SOUTHBANK 3006	\$600,000	09/01/2024
2	1201/45 Clarke St SOUTHBANK 3006	\$590,000	14/02/2024
3	2809/118 Kavanagh St SOUTHBANK 3006	\$580,000	22/12/2023

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:

08/05/2024 10:59



2   
 2   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$580,000 - \$600,000

**Median Unit Price**

March quarter 2024: \$595,000

## Comparable Properties



**3901/45 Clarke St SOUTHBANK 3006 (REI/VG)** Agent Comments

2   
 2   
 1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 09/01/2024

**Property Type:** Apartment



**1201/45 Clarke St SOUTHBANK 3006 (REI/VG)** Agent Comments

2   
 2   
 1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 14/02/2024

**Property Type:** Apartment



**2809/118 Kavanagh St SOUTHBANK 3006 (REI)** Agent Comments

2   
 2   
 1

**Price:** \$580,000

**Method:** Private Sale

**Date:** 22/12/2023

**Property Type:** Apartment