

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

2007/45 Haig Street, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$595,000 & \$650,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Southbank

Period - From 01/10/2023 to 31/12/2023 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	19/88 Wells St SOUTHBANK 3006	\$670,888	24/10/2023
2	3805/1 Balston St SOUTHBANK 3006	\$630,000	12/12/2023
3	1207/45 Haig St SOUTHBANK 3006	\$620,000	28/12/2023

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:

26/01/2024 16:44

2007/45 Haig Street, Southbank Vic 3006



 2  1  1

Property Type: Office
(Strata/Subdivided Office)
Land Size: 107 Approx sqm
approx
Agent Comments

Indicative Selling Price
\$595,000 - \$650,000
Median Unit Price
December quarter 2023: \$620,000

Comparable Properties

19/88 Wells St SOUTHBANK 3006 (REI/VG)

Agent Comments

 2  1  1

Price: \$670,888
Method: Private Sale
Date: 24/10/2023
Property Type: Unit



3805/1 Balston St SOUTHBANK 3006 (REI)

Agent Comments

 2  1  1

Price: \$630,000
Method: Private Sale
Date: 12/12/2023
Property Type: Apartment



1207/45 Haig St SOUTHBANK 3006 (REI)

Agent Comments

 2  1  1

Price: \$620,000
Method: Private Sale
Date: 28/12/2023
Property Type: Apartment
Land Size: 97 sqm approx

Account - Donazzan Boutique Property



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