

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

1103/33 Clarke Street, Southbank Vic 3006

Indicative selling price

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

Single price

\$300,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Southbank

Period - From

01/04/2024

to

31/03/2025

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	1602/33 Coventry St SOUTHBANK 3006	\$298,000	27/03/2025
2	701/33 Clarke St SOUTHBANK 3006	\$270,000	18/02/2025
3	1405/109 Clarendon St SOUTHBANK 3006	\$295,000	06/12/2024

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:

28/04/2025 16:32



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$300,000

Median Unit Price

Year ending March 2025: \$570,000

Comparable Properties



1602/33 Coventry St SOUTHBANK 3006 (REI)

Agent Comments

1
 1
 -

Price: \$298,000

Method: Private Sale

Date: 27/03/2025

Property Type: Apartment



701/33 Clarke St SOUTHBANK 3006 (REI/VG)

Agent Comments

1
 1
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Price: \$270,000

Method: Private Sale

Date: 18/02/2025

Property Type: Apartment



1405/109 Clarendon St SOUTHBANK 3006 (VG)

Agent Comments

1
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Price: \$295,000

Method: Sale

Date: 06/12/2024

Property Type: Flat/Unit/Apartment (Res)

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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