

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

905/58 CLARKE 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

\$360,000

&

\$396,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2022

to

30 Sep 2023

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

1804/58 CLARKE STREET SOUTHBANK VIC 3006	\$385,000	23-Apr-23
2105/58 CLARKE STREET SOUTHBANK VIC 3006	\$385,000	04-Jul-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: 17 October 2023



1804/58 CLARKE STREET SOUTHBANK VIC 3006

Sold Price **\$385,000** Sold Date **23-Apr-23**

2 1 -

Distance **0km**



2105/58 CLARKE STREET SOUTHBANK VIC 3006

Sold Price Sold Date **04-Jul-23**

2 1 -

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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