

## 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

1005/89 GLADSTONE STREET SOUTH MELBOURNE VIC 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$545,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jul 2023

to

30 Jun 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

905C/45 CLARKE STREET SOUTHBANK VIC 3006	\$535,000	14-May-24
3507/45 CLARKE STREET SOUTHBANK VIC 3006	\$530,000	10-Apr-24
3705/241-243 CITY ROAD SOUTHBANK VIC 3006	\$545,000	20-Feb-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: 03 July 2024



**905C/45 CLARKE STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$535,000** Sold Date **14-May-24**

Distance **0.91km**



**3507/45 CLARKE STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price <sup>RS</sup> **\$530,000** Sold Date **10-Apr-24**

Distance **0.91km**



**3705/241-243 CITY ROAD  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$545,000** Sold Date **20-Feb-24**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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