

# 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

1612/45 Haig Street, Southbank Vic 3006

### Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$585,888

Property Type Unit

Suburb Southbank

Period - From 01/07/2023

to 30/09/2023

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	102/299 Queen St MELBOURNE 3000	\$1,450,000	28/09/2023
2	52/4 Seisman PI PORT MELBOURNE 3207	\$1,320,000	14/10/2023
3			

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:

17/10/2023 15:36



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median Unit Price**

September quarter 2023: \$585,888

## Comparable Properties



**102/299 Queen St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 28/09/2023

**Property Type:** Apartment



**52/4 Seisman PI PORT MELBOURNE 3207 (REI)**

Agent Comments



**Price:** \$1,320,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** Apartment

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.

Account - Marshall White | P: 03 9822 9999



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