

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

2108/63 WHITEMAN 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2023

to

29 Feb 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

3004/180 CITY ROAD SOUTHBANK VIC 3006	\$465,887	18-Oct-23
4509/45 CLARKE STREET SOUTHBANK VIC 3006	\$450,000	18-Sep-23
1704/8 DORCAS STREET SOUTHBANK VIC 3006	\$443,000	30-Oct-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: 13 March 2024



3004/180 CITY ROAD SOUTHBANK VIC 3006 Sold Price

\$465,887 Sold Date **18-Oct-23**

1 1 1

Distance **0.52km**



4509/45 CLARKE STREET SOUTHBANK VIC 3006 Sold Price

\$450,000 Sold Date **18-Sep-23**

1 1 1

Distance **0.25km**



1704/8 DORCAS STREET SOUTHBANK VIC 3006 Sold Price

RS \$443,000 Sold Date **30-Oct-23**

1 1 1

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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