

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

2205/45 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2023

to

30 Apr 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

1004/45 CLARKE STREET SOUTHBANK VIC 3006	\$575,000	22-Apr-24
3901/45 CLARKE STREET SOUTHBANK VIC 3006	\$600,000	09-Jan-24
1201/45 CLARKE STREET SOUTHBANK VIC 3006	\$590,000	26-Jan-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: 17 May 2024



**1004/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

^{RS}

\$575,000

Sold Date

22-Apr-24

Distance

0km



**3901/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

\$600,000

Sold Date

09-Jan-24

Distance

0.01km



**1201/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

\$590,000

Sold Date

26-Jan-24

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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