

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 3001/61 Haig Street, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$595,000 Property Type Unit Suburb Southbank

Period - From 01/01/2024 to 31/03/2024 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 | 57/99 Whiteman St SOUTHBANK 3006 | \$535,000 | 28/05/2024 |
| 2 | 1103/283 City Rd SOUTHBANK 3006 | \$530,000 | 20/05/2024 |
| 3 | 1403/283 City Rd SOUTHBANK 3006 | \$520,000 | 19/04/2024 |

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: 06/06/2024 12:52



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Property Type: Apartment
Land Size: 58 SQM sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
March quarter 2024: \$595,000

Comparable Properties



57/99 Whiteman St SOUTHBANK 3006 (REI)

Agent Comments

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Price: \$535,000
Method: Private Sale
Date: 28/05/2024
Property Type: Apartment



1103/283 City Rd SOUTHBANK 3006 (REI)

Agent Comments

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Price: \$530,000
Method: Private Sale
Date: 20/05/2024
Property Type: Apartment
Land Size: 72 sqm approx



1403/283 City Rd SOUTHBANK 3006 (REI)

Agent Comments

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Price: \$520,000
Method: Private Sale
Date: 19/04/2024
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951