

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

3107/45 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2023

to

31 Mar 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

3901/45 CLARKE STREET SOUTHBANK VIC 3006	\$600,000	09-Jan-24
2708/105-107 CLARENDON STREET SOUTHBANK VIC 3006	\$590,000	03-Apr-24
2110/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$575,000	10-Nov-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: 15 April 2024



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

 2  2  1

Sold Price **\$600,000** Sold Date **09-Jan-24**

Distance **0.01km**



**2708/105-107 CLARENDON
STREET SOUTHBANK VIC 3006**

 2  2  1

Sold Price **RS \$590,000** Sold Date **03-Apr-24**

Distance **0.13km**



**2110/118 KAVANAGH STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$575,000** Sold Date **10-Nov-23**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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