

# 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 3304/45 Clarke 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 \$480,000 & \$520,000

### 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	3405/45 Clarke St SOUTHBANK 3006	\$508,000	19/04/2024
2	504/120 Abeckett St MELBOURNE 3000	\$500,000	08/01/2024
3	201/167 Gladstone St SOUTH MELBOURNE 3205	\$490,000	02/04/2024

**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: 17/06/2024 10:29



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**

\$480,000 - \$520,000

**Median Unit Price**

March quarter 2024: \$595,000

## Comparable Properties



**3405/45 Clarke St SOUTHBANK 3006 (REI/VG)** Agent Comments



**Price:** \$508,000

**Method:** Private Sale

**Date:** 19/04/2024

**Property Type:** Apartment



**504/120 Abeckett St MELBOURNE 3000 (REI/VG)** Agent Comments



**Price:** \$500,000

**Method:** Private Sale

**Date:** 08/01/2024

**Property Type:** Apartment



**201/167 Gladstone St SOUTH MELBOURNE 3205 (REI/VG)** Agent Comments



**Price:** \$490,000

**Method:** Private Sale

**Date:** 02/04/2024

**Property Type:** Apartment

**Account - Dingle Partners** | P: 03 9614 6688 | F: 03 9629 8811



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