

# 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

4203/45 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 \$750,000 & \$810,000

### Median sale price

Median price \$585,000 Property Type Unit Suburb Southbank

Period - From 09/11/2022 to 08/11/2023 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	1610/63 Whiteman St SOUTHBANK 3006	\$800,000	26/05/2023
2	3105/50 Haig St SOUTHBANK 3006	\$750,000	10/08/2023
3	1210/63 Whiteman St SOUTHBANK 3006	\$750,000	10/05/2023

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:

09/11/2023 11:35



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$750,000 - \$810,000  
**Median Unit Price**  
09/11/2022 - 08/11/2023: \$585,000

## Comparable Properties



**1610/63 Whiteman St SOUTHBANK 3006 (REI/VG)**

Agent Comments



**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 26/05/2023  
**Property Type:** Apartment



**3105/50 Haig St SOUTHBANK 3006 (REI/VG)**

Agent Comments



**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 10/08/2023  
**Property Type:** Apartment



**1210/63 Whiteman St SOUTHBANK 3006 (REI/VG)**

Agent Comments



**Price:** \$750,000  
**Method:** Expression of Interest  
**Date:** 10/05/2023  
**Property Type:** Apartment

**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372