Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	4705/45 Clarke Street, Southbank Vic 3006
Including suburb and	
postcode	

Indicative selling price

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

Range between \$600,000 & \$630,000

Median sale price

Median price	\$595,000	Pro	perty Type	Jnit		Suburb	Southbank
Period - From	01/01/2024	to	31/03/2024	s	ource	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

Add	dress of comparable property	Price	Date of sale
1	3901/45 Clarke St SOUTHBANK 3006	\$600,000	09/01/2024
2	1201/45 Clarke St SOUTHBANK 3006	\$590,000	14/02/2024
3	2504/245 City Rd SOUTHBANK 3006	\$590,000	17/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/04/2024 17:25









Indicative Selling Price \$600,000 - \$630,000 Median Unit Price March quarter 2024: \$595,000

Comparable Properties



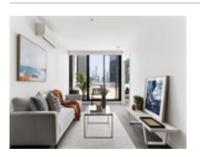
3901/45 Clarke St SOUTHBANK 3006 (REI/VG) Agent Comments

Price: \$600,000 Method: Private Sale Date: 09/01/2024

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Property Type: Apartment



1201/45 Clarke St SOUTHBANK 3006 (REI/VG) Agent Comments

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Price: \$590,000 Method: Private Sale Date: 14/02/2024

Property Type: Apartment



2504/245 City Rd SOUTHBANK 3006 (REI)

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Price: \$590,000 Method: Private Sale Date: 17/02/2024

Property Type: Apartment

Agent Comments

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



