

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

802/33 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

\$230,000

&

\$250,000

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

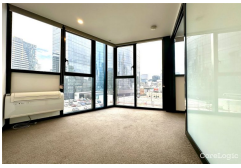
Date of sale

1106/33 CLARKE STREET SOUTHBANK VIC 3006	\$255,000	12-Dec-23
1702/33 CLARKE STREET SOUTHBANK VIC 3006	\$270,000	30-Oct-23
904/61 CITY ROAD SOUTHBANK VIC 3006	\$280,000	15-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: 08 April 2024



**1106/33 CLARKE STREET
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$255,000** Sold Date **12-Dec-23**

Distance **0km**



**1702/33 CLARKE STREET
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$270,000** Sold Date **30-Oct-23**

Distance **0km**



**904/61 CITY ROAD SOUTHBANK
VIC 3006**

 1  1  -

Sold Price **\$280,000** Sold Date **15-Nov-23**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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