

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

2602/45 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$544,999

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2021

to

30 Jun 2022

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

2006/45 CLARKE STREET SOUTHBANK VIC 3006	\$575,000	14-Apr-22
2208/45 CLARKE STREET SOUTHBANK VIC 3006	\$600,000	25-Apr-22
4411/45 CLARKE STREET SOUTHBANK VIC 3006	\$600,000	04-May-22

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: 10 July 2022


**2006/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

\$575,000

 Sold Date **14-Apr-22**

Distance -


**2208/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

\$600,000

 Sold Date **25-Apr-22**

Distance -


**4411/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 2 2

Sold Price

^{RS} **\$600,000**

 Sold Date **04-May-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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