

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
 Including suburb and postcode

4509/45 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 \$495,000 & \$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price *House *Unit Suburb
 Period-from to Source

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
2709/45 Clarke Street Southbank VIC 3006	\$420,000	29-May-19
1809/241-243 City Road Southbank VIC 3006	\$441,000	16-Jul-19
2209/241-243 City Road Southbank VIC 3006	\$440,000	15-Dec-18

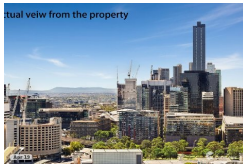
OR

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.~~

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**2709/45 Clarke Street Southbank
VIC 3006**

2 1 -

Sold Price

\$420,000

Sold Date

29-May-19

Distance

-



**1809/241-243 City Road Southbank
VIC 3006**

2 1 -

Sold Price

^{RS} **\$441,000** ^{UN}

Sold Date

16-Jul-19

Distance

0.06km



**2209/241-243 City Road Southbank
VIC 3006**

2 1 -

Sold Price

\$440,000

Sold Date

15-Dec-18

Distance

0.06km

**72/285-291 City Road Southbank
VIC 3006**

2 1 -

Sold Price

\$454,000

Sold Date

11-Oct-18

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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