



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	4411/45 Clarke Street, Southbank Vic 3006
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Indicative selling price

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

Single price	\$730,000
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Median sale price\*

Median price		House		Unit		Suburb	Southbank
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 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	1901/218 Abeckett St MELBOURNE 3000	\$760,000	09/11/2018
2	26/12 Collins Way MELBOURNE 3000	\$730,000	10/10/2018
3	416/152 Sturt St SOUTHBANK 3006	\$715,000	23/10/2018

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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Rooms:****Property Type:** Strata Unit/Flat**Agent Comments****Indicative Selling Price**  
\$730,000  
**No median price available**

## Comparable Properties

**1901/218 Abeckett St MELBOURNE 3000 (REI)** **Agent Comments****Price:** \$760,000**Method:** Private Sale**Date:** 09/11/2018**Rooms:** -**Property Type:** Apartment**26/12 Collins Way MELBOURNE 3000 (VG)** **Agent Comments****Price:** \$730,000**Method:** Sale**Date:** 10/10/2018**Rooms:** -**Property Type:** Strata Unit/Flat**416/152 Sturt St SOUTHBANK 3006 (VG)** **Agent Comments****Price:** \$715,000**Method:** Sale**Date:** 23/10/2018**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)