

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**1807/45 Clarke Street,
SOUTHBANK 3006**

Unit



2 beds



2 baths

Indicative selling price

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

Range \$490,000 - \$520,000

Median sale price

Median **Unit** for **SOUTHBANK** for period **Jan 2019 - Jun 2019**

Sourced from **Pricefinder**.

\$567,500

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

3803/45 Clarke Street, Southbank 3006	Price \$630,000 Sold 29 May 2019
4211/45 Clarke Street, Southbank 3006	Price \$655,000 Sold 28 June 2019
3904/45 Clarke Street, Southbank 3006	Price \$618,000 Sold 22 June 2019

This Statement of Information was prepared on 30th Sep 2019

Additional Information

All information provided in this statement is based on the information provided to the estate agent by the seller. The estate agent has not conducted any independent verification of the information provided. The information is provided for general information only and should not be relied upon for any specific purpose. The estate agent is not responsible for any loss or damage arising from the use of this information.

Ray White Southbank

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