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	1903/33 Clarke Street, Southbank Vic 3006
Including suburb and	
postcode	

Indicative selling price

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

Range between \$360,000	&	\$380,000
-------------------------	---	-----------

Median sale price

Median price	\$585,000	Pro	perty Type Ur	nit		Suburb	Southbank
Period - From	01/01/2022	to	31/03/2022	So	ource	REIV	

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

Add	dress of comparable property	Price	Date of sale
1	1408/109 Clarendon St SOUTHBANK 3006	\$393,500	28/01/2022
2	2206E/42-48 Balston St SOUTHBANK 3006	\$380,000	06/04/2022
3	2903/109 Clarendon St SOUTHBANK 3006	\$380,000	22/02/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/04/2022 17:32









Property Type:Agent Comments

Indicative Selling Price \$360,000 - \$380,000 Median Unit Price March quarter 2022: \$585,000

Comparable Properties



1408/109 Clarendon St SOUTHBANK 3006

(VG)

2

—

~

Price: \$393,500 Method: Sale Date: 28/01/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2206E/42-48 Balston St SOUTHBANK 3006

(REI)



7

Price: \$380,000 **Method:** Private Sale **Date:** 06/04/2022

Property Type: Apartment

Agent Comments



2903/109 Clarendon St SOUTHBANK 3006

(REI)

-2



6

Price: \$380,000 Method: Private Sale Date: 22/02/2022

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.