

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

1602/33 Clarke Street, Southbank Vic 3006

Indicative selling price

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

Range between

\$260,000

 &

\$280,000

Median sale price

Median price

\$585,000

 Property Type

Unit

 Suburb

Southbank

Period - From

01/01/2022

 to

31/03/2022

 Source

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	Price	Date of sale
1	1102/63 Haig St SOUTHBANK 3006	\$285,000	19/01/2022
2	2902/58 Clarke St SOUTHBANK 3006	\$280,000	17/12/2021
3	2206/109 Clarendon St SOUTHBANK 3006	\$270,000	21/02/2022

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.~~

This Statement of Information was prepared on:

05/05/2022 09:58



Property Type:
Agent Comments

Indicative Selling Price
\$260,000 - \$280,000
Median Unit Price
March quarter 2022: \$585,000

Comparable Properties

1102/63 Haig St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$285,000
Method: Private Sale
Date: 19/01/2022
Rooms: 2
Property Type: Apartment



2902/58 Clarke St SOUTHBANK 3006 (VG)

Agent Comments



Price: \$280,000
Method: Sale
Date: 17/12/2021
Property Type: Flat/Unit/Apartment (Res)



2206/109 Clarendon St SOUTHBANK 3006 (VG)

Agent Comments



Price: \$270,000
Method: Sale
Date: 21/02/2022
Property Type: Flat/Unit/Apartment (Res)

Account - Biggin & Scott | P: 03 9429 9177