

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

2507/45 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,500

Property type

Unit

Suburb

Southbank

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

1507/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$467,000	08-May-25
2708/151 CITY ROAD SOUTHBANK VIC 3006	\$490,000	19-May-25
1807/45 CLARKE STREET SOUTHBANK VIC 3006	\$455,800	18-Apr-25

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.

This Statement of Information was prepared on: 30 May 2025



1507/11 BALE CIRCUIT SOUTHBANK VIC 3006

2 1 -

Sold Price

^{RS}

\$467,000

Sold Date

08-May-25

Distance

0.38km



2708/151 CITY ROAD SOUTHBANK VIC 3006

2 1 1

Sold Price

^{RS}

\$490,000

Sold Date

19-May-25

Distance

0.48km



1807/45 CLARKE STREET SOUTHBANK VIC 3006

2 2 -

Sold Price

\$455,800

Sold Date

18-Apr-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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