

STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

1904/58 Clarke Street, Southbank, VIC 3006

INDICATIVE SELLING PRICE

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

Range Between \$455,000 & \$475,000

MEDIAN SALE PRICE

Median price \$547,750 | Unit | Southbank (3006)

Period - From 1 December 2017 to 30 November 2018 | Source - Corelogic

COMPARABLE PROPERTY SALES

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
3204/45 CLARKE STREET, SOUTHBANK VIC 3006	\$480,000	29/06/2018
1811/151 CITY ROAD, SOUTHBANK VIC 3006	\$475,000	12/09/2018
611/39 COVENTRY STREET, SOUTHBANK VIC 3006	\$475,000	25/09/2018