

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3201/45 Clarke Street, SOUTHBANK 3006

House



2 beds



2 baths



0 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Range from \$650,000 - \$710,000

### Median sale price

Median **House** for **SOUTHBANK** for period **Jul 2017 - Jul 2017**  
Sourced from [realestate.com.au](http://realestate.com.au).

## \$560,000

### 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 the most comparable to the property for sale.

**2107/22 Dorcas Street,** Price **\$645,000** Sold 10 July 2017  
Southbank 3006

**4503/35 Queensbridge Street,** Price **\$800,000** Sold 25 May 2017  
Southbank 3006

**3203/9 Power Street,** Price **\$760,000** Sold 25 May 2017  
Southbank 3006

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

### Contact agents

 **Kevin Chokshi**  
Ray White

(03) 9584 8288  
0430 195 517

[kevin.chokshi@raywhite.com](mailto:kevin.chokshi@raywhite.com)



**Ray White Cheltenham**

2/350 Charman Road,  
Cheltenham VIC 3192