



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$670,000 - \$737,000
Median Unit Price
March quarter 2017: \$550,000

Comparable Properties

2910/45 Clarke St SOUTHBANK 3006 (VG)

Agent Comments



Price: \$780,000
Method: Sale
Date: 15/05/2017
Rooms: -
Property Type: Strata Unit/Flat

1508/45 Clarke St SOUTHBANK 3006 (VG)

Agent Comments



Price: \$700,000
Method: Sale
Date: 25/01/2017
Rooms: -
Property Type: Strata Unit/Flat

1208/45 Clarke St SOUTHBANK 3006 (VG)

Agent Comments



Price: \$665,000
Method: Sale
Date: 02/03/2017
Rooms: -
Property Type: Strata Unit/Flat

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 4106/45 Clarke Street, Southbank Vic 3006

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$670,000

&

\$737,000

Median sale price

Median price \$550,000

Unit X

Suburb Southbank

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

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
2910/45 Clarke St SOUTHBANK 3006	\$780,000	15/05/2017
1508/45 Clarke St SOUTHBANK 3006	\$700,000	25/01/2017
1208/45 Clarke St SOUTHBANK 3006	\$665,000	02/03/2017