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 price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between	\$600,000	&	\$630,000		
Median sale price					
Median price \$538,000 House Unit X			Suburb	Southbank	
Period - From 0	01/01/2018 to	31/03/2018	Source F	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					
2					
3					
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.

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800

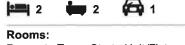




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4106/45 Clarke Street, Southbank Vic 3006





Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$600,000 - \$630,000 Median Unit Price March quarter 2018: \$538,000

Comparable Properties

4504/45 Clarke St SOUTHBANK 3006 (VG)

Agent Comments

-

- 6

Price: \$642,000 Method: Sale Date: 01/02/2018

Rooms: -

Property Type: Strata Unit/Flat



1204/241 City Rd SOUTHBANK 3006 (REI/VG)

THBANK 3006 (REI/VG) Agent Comments

2 📛 2

Price: \$612,000 Method: Private Sale Date: 06/03/2018 Rooms: 3

Property Type: Apartment Land Size: 81 sqm approx

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.

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