

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

1102/63 Haig 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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2021

to

31 Dec 2021

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

1109/105-107 Clarendon Street Southbank VIC 3006	\$295,000	10-Jan-22
603/318 Little Lonsdale Street Melbourne VIC 3000	\$280,000	08-Nov-21
1807/5 Sutherland Street Melbourne VIC 3000	\$300,000	08-Nov-21

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.~~

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Kevin Zhang

P 0411368128

M 0411368128

E kevin.zhang@ereal.com.au



**1109/105-107 Clarendon Street
Southbank VIC 3006**

1 1 -

Sold Price ^{RS} **\$295,000** ^{UN} Sold Date **10-Jan-22**

Distance **0.15km**



**603/318 Little Lonsdale Street
Melbourne VIC 3000**

1 1 -

Sold Price **\$280,000** Sold Date **08-Nov-21**

Distance **1.82km**



**1807/5 Sutherland Street
Melbourne VIC 3000**

1 1 -

Sold Price **\$300,000** Sold Date **08-Nov-21**

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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