

Statement of Information

Single residential property located in the Melbourne metropolitan area

M I C M

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 5007/45 Clarke Street, Southbank, 3006

Indicative selling price

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

Single price or range between &

Median sale price

Median price Property type Suburb
Period - to Source

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 |
|--------------------------------------|--------------|--------------|
| 8/120 Sturt St SOUTHBANK 3006 | \$927,000.00 | 16/04/2025 |
| 813/23 Batman St WEST MELBOURNE 3003 | \$940,000.00 | 28/03/2025 |
| 412/38 Bank St SOUTH MELBOURNE 3205 | \$925,000.00 | 4/03/2025 |

This Statement of Information was prepared on: