

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

23/83 WHITEMAN 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2023

to

31 May 2024

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

108/244-246 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$472,000	08-Mar-24
809/180 CITY ROAD SOUTHBANK VIC 3006	\$510,000	27-May-24
1007/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$475,000	06-May-24

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.~~

This Statement of Information was prepared on: 18 June 2024

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**108/244-246 DORCAS STREET
 SOUTH MELBOURNE VIC 3205**

 1  1  1

Sold Price

^{RS} **\$472,000**

Sold Date **08-Mar-24**

Distance **0.73km**



**809/180 CITY ROAD SOUTHBANK
 VIC 3006**

 1  1  1

Sold Price

^{RS} **\$510,000**

Sold Date **27-May-24**

Distance **0.64km**



**1007/38 ALBERT ROAD SOUTH
 MELBOURNE VIC 3205**

 1  1  1

Sold Price

^{RS} **\$475,000**

Sold Date **06-May-24**

Distance **1.55km**

RS = Recent sale **UN** = Undisclosed Sale

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