

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

213/99 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2023

to

31 Aug 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

2108/63 WHITEMAN STREET SOUTHBANK VIC 3006	\$460,000	24-May-24
809/180 CITY ROAD SOUTHBANK VIC 3006	\$510,000	05-May-24
2109/45 CLARKE STREET SOUTHBANK VIC 3006	\$480,000	27-Aug-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: 02 September 2024



2108/63 WHITEMAN STREET SOUTHBANK VIC 3006

1 1 1

Sold Price **\$460,000** Sold Date **24-May-24**

Distance **0.18km**



809/180 CITY ROAD SOUTHBANK VIC 3006

1 1 1

Sold Price **\$510,000** Sold Date **05-May-24**

Distance **0.69km**



2109/45 CLARKE STREET SOUTHBANK VIC 3006

1 1 1

Sold Price ^{RS} **\$480,000** Sold Date **27-Aug-24**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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