

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

301/63 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

\$375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$539,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2023

to

31 Dec 2023

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

| | | |
|---------------------------------------------|-----------|-----------|
| 512/152-166 STURT STREET SOUTHBANK VIC 3006 | \$380,000 | 16-Jan-24 |
| 819/152-166 STURT STREET SOUTHBANK VIC 3006 | \$440,000 | 10-Jan-24 |
| 1702/50 HAIG STREET SOUTHBANK VIC 3006 | \$345,000 | 20-Nov-23 |

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: 25 January 2024

Kong Tran
 M 0416126979
 E k.tran@motionproperty.com.au



**512/152-166 STURT STREET
 SOUTHBANK VIC 3006**

 1  1  -

Sold Price ^{RS} **\$380,000** Sold Date **16-Jan-24**

Distance **0.86km**



**819/152-166 STURT STREET
 SOUTHBANK VIC 3006**

 1  1  -

Sold Price ^{RS} **\$440,000** Sold Date **10-Jan-24**

Distance **0.9km**



**1702/50 HAIG STREET
 SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$345,000** Sold Date **20-Nov-23**

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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