# 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

3001/61-63 Haig Street, Southbank Vic 3006

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$480,000		&		\$520,000				
Median sale p	rice								
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Southbank	
Period - From	21/05/2024	to	20/05/2025		So	urce	Property	y Data	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2901/61 Haig St SOUTHBANK 3006	\$473,000	06/05/2025
2	3401/63 Haig St SOUTHBANK 3006	\$480,000	17/04/2025
3	3801/63 Haig St SOUTHBANK 3006	\$500,000	20/12/2024

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 six months.

This Statement of Information was prepared on:

21/05/2025 11:29





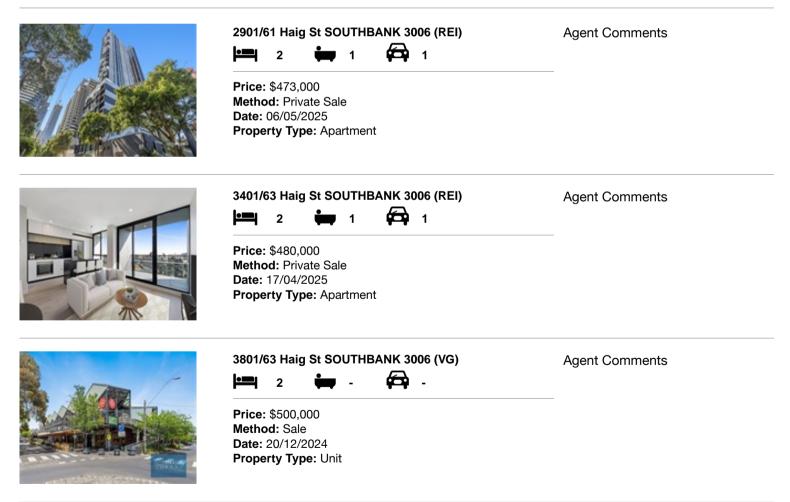




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$480,000 - \$520,000 Median Unit Price 21/05/2024 - 20/05/2025: \$580,000

# **Comparable Properties**



#### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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