

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 1803/105 Clarendon Street, Southbank Vic 3006

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Southbank

Period - From 01/10/2023 to 30/09/2024 Source REIV

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.

	Address of comparable property	Price	Date of sale
1	22/51-55 City Rd SOUTHBANK 3006	\$525,000	05/09/2024
2	402/152 Sturt St SOUTHBANK 3006	\$525,555	22/08/2024
3	3909/241 City Rd SOUTHBANK 3006	\$555,720	01/08/2024

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: 04/11/2024 15:26



 2  2  0

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending September 2024: \$590,000

Comparable Properties



22/51-55 City Rd SOUTHBANK 3006 (REI)

Agent Comments

 2  1  1

Price: \$525,000

Method: Private Sale

Date: 05/09/2024

Property Type: Apartment



402/152 Sturt St SOUTHBANK 3006 (REI)

Agent Comments

 1  1  1

Price: \$525,555

Method: Private Sale

Date: 22/08/2024

Property Type: Apartment



3909/241 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

 2  1  1

Price: \$555,720

Method: Private Sale

Date: 01/08/2024

Property Type: Apartment

Account - Gem Realty