

## 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

103/144-150 CLARENDON STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$300,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2023

to

31 Jul 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

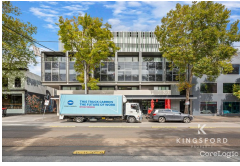
Date of sale

208/144 CLARENDON STREET SOUTHBANK VIC 3006	\$310,000	06-Mar-24
203/144 CLARENDON STREET SOUTHBANK VIC 3006	\$315,000	05-Mar-24
1307/283 CITY ROAD SOUTHBANK VIC 3006	\$307,500	12-Apr-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: 01 August 2024



**208/144 CLARENDON STREET  
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$310,000** Sold Date **06-Mar-24**

Distance **0km**



**203/144 CLARENDON STREET  
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$315,000** Sold Date **05-Mar-24**

Distance **0km**



**1307/283 CITY ROAD SOUTHBANK  
VIC 3006**

1 1 -

Sold Price **\$307,500** Sold Date **12-Apr-24**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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