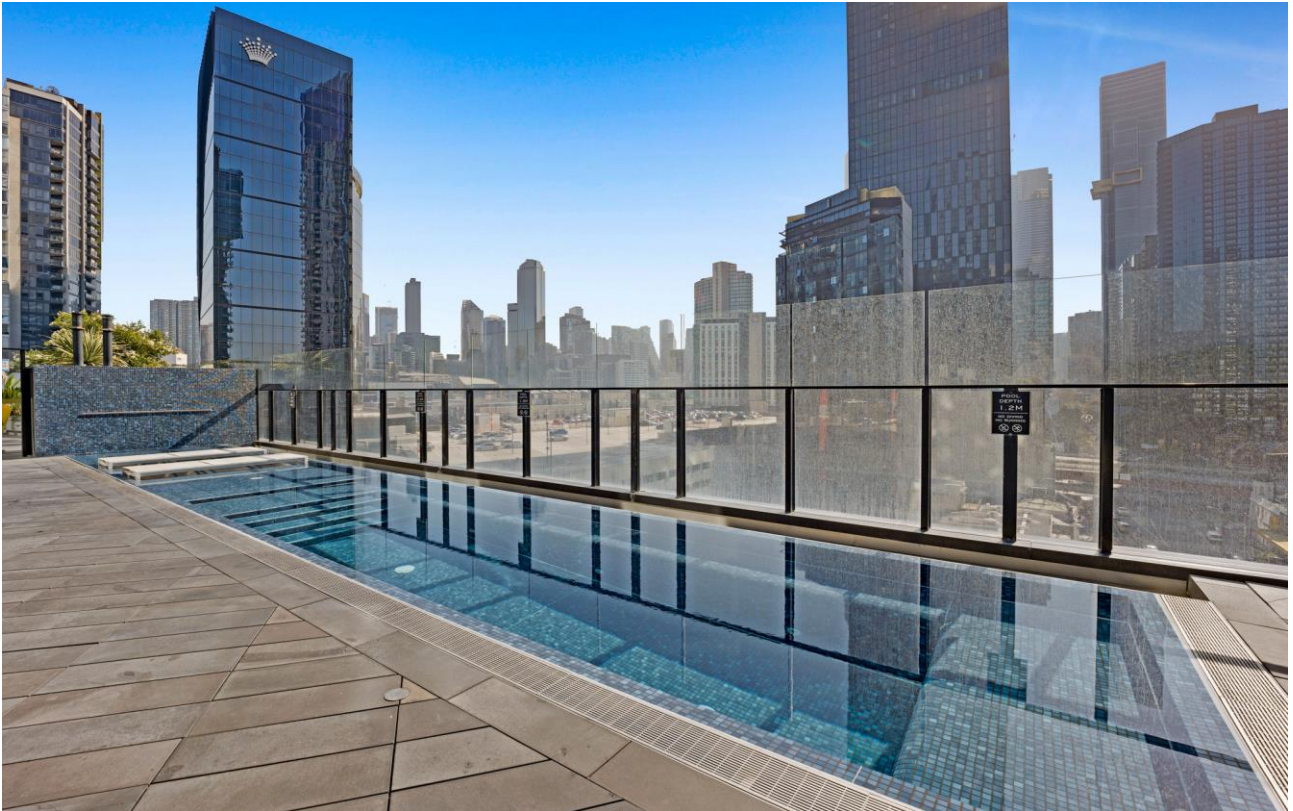


## Statement of Information

Sections 47AF of the Estate Agents Act 1980



**2409/105 Clarendon St**  
Southbank VIC 3006

### Indicative selling price

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

Single price \$  or range between \$ 340,000 & \$ 360,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 580,000 \*House  \*Unit ☒ Suburb   
Period - From  to  Source

### Comparable property sales

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. 206/183 City Rd, Southbank, VIC 3006	\$ 350,000	03 Aug 2023
2. 1602/61-63 Haig St, Southbank, VIC 3006	\$ 370,000	11 Jul 2023
3. 1210/105 Clarendon St, Southbank, VIC 3006	\$ 330,000	09 Mar 2023

Address of comparable property

Price

Date of sale

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