

# 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

110/144-150 Clarendon Street, Southbank Vic 3006
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$495,000
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### Median sale price

Median price

\$580,000
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Property Type

Unit
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Suburb

Southbank
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Period - From

01/04/2024
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to

30/06/2024
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Source

REIV
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### 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	802/57-61 City Rd SOUTHBANK 3006	\$488,000	17/09/2024
2	12/100 Kavanagh St SOUTHBANK 3006	\$510,000	12/09/2024
3	512/25 Coventry St SOUTHBANK 3006	\$512,000	06/09/2024

**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:

26/09/2024 10:18
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2 1 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$495,000

**Median Unit Price**  
June quarter 2024: \$580,000

## Comparable Properties



**802/57-61 City Rd SOUTHBANK 3006 (REI)**

**Agent Comments**

2 2 -

**Price:** \$488,000  
**Method:**  
**Date:** 17/09/2024  
**Property Type:** Apartment



**12/100 Kavanagh St SOUTHBANK 3006 (REI)**

**Agent Comments**

2 1 1

**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 12/09/2024  
**Property Type:** Apartment



**512/25 Coventry St SOUTHBANK 3006 (REI)**

**Agent Comments**

2 1 1

**Price:** \$512,000  
**Method:** Private Sale  
**Date:** 06/09/2024  
**Property Type:** Apartment  
**Land Size:** 70 sqm approx

**Account - Cayzer** | P: 03 9646 0812



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