

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

2103/109-117 CLARENDON STREET SOUTHBANK VIC 3006

Indicative selling price

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

Single Price

\$429,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2022

to

30 Sep 2023

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

806/109-117 CLARENDON STREET SOUTHBANK VIC 3006	\$450,000	05-Oct-22
1203/109-117 CLARENDON STREET SOUTHBANK VIC 3006	\$400,000	13-Feb-23
1208/109-117 CLARENDON STREET SOUTHBANK VIC 3006	\$410,000	07-Jul-23

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.~~

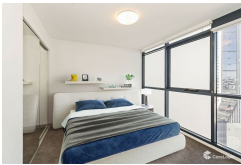
This Statement of Information was prepared on: 11 October 2023



806/109-117 CLARENDON STREET Sold Price **\$450,000** Sold Date **05-Oct-22**
SOUTHBANK VIC 3006
🛏️ 2 🚿 1 🚗 - Distance **0km**



1203/109-117 CLARENDON STREET Sold Price **\$400,000** Sold Date **13-Feb-23**
SOUTHBANK VIC 3006
🛏️ 2 🚿 1 🚗 1 Distance **0km**



1208/109-117 CLARENDON STREET Sold Price ^{RS} **\$410,000** Sold Date **07-Jul-23**
SOUTHBANK VIC 3006
🛏️ 2 🚿 1 🚗 1 Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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