

## 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

907/109-117 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

or range  
between

\$350,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$551,999

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2021

to

30 Jun 2022

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

61/285-291 CITY ROAD SOUTHBANK VIC 3006	\$401,000	08-May-21
806/283 CITY ROAD SOUTHBANK VIC 3006	\$375,000	03-Feb-21
902/109-117 CLARENDON STREET SOUTHBANK VIC 3006	\$375,000	07-May-21

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: 18 July 2022

	<b>61/285-291 CITY ROAD SOUTHBANK VIC 3006</b>  2  1  1	Sold Price <b>\$401,000</b> Sold Date <b>08-May-21</b>  Distance <b>0.04km</b>
	<b>806/283 CITY ROAD SOUTHBANK VIC 3006</b>  1  1  -	Sold Price <b>\$375,000</b> Sold Date <b>03-Feb-21</b>  Distance <b>0.06km</b>
	<b>902/109-117 CLARENDON STREET SOUTHBANK VIC 3006</b>  2  1  -	Sold Price       Sold Date <b>07-May-21</b>  Distance       -

RS = Recent sale      UN = Undisclosed Sale

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