

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

4008/105-107 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

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$544,999

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2021

to

28 Feb 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

1305/283 CITY ROAD SOUTHBANK VIC 3006	\$560,000	24-Sep-21
1706/50 HAIG STREET SOUTHBANK VIC 3006	\$550,000	01-Feb-22
504/79 MARKET STREET SOUTH MELBOURNE VIC 3205	\$575,000	24-Jan-22

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: 22 March 2022



**1305/283 CITY ROAD SOUTHBANK
VIC 3006**

 2  2  1

Sold Price

\$560,000

Sold Date

24-Sep-21

Distance

0.08km



**1706/50 HAIG STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price

\$550,000

Sold Date

01-Feb-22

Distance

0.11km



**504/79 MARKET STREET SOUTH
MELBOURNE VIC 3205**

 2  1  1

Sold Price

^{RS} **\$575,000** ^{UN}

Sold Date

24-Jan-22

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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