

## 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

208/144-150 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

\$310,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2023

to

31 Jan 2024

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

1010/555 FLINDERS STREET MELBOURNE VIC 3000	\$335,000	06-Feb-24
T610/348-350 ST KILDA ROAD MELBOURNE VIC 3004	\$320,000	27-Nov-23
308/52 PARK STREET SOUTH MELBOURNE VIC 3205	\$320,800	04-Oct-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: 14 February 2024



**1010/555 FLINDERS STREET  
 MELBOURNE VIC 3000**

 1  1  1

Sold Price <sup>RS</sup> **\$335,000** Sold Date **06-Feb-24**

Distance **0.94km**



**T610/348-350 ST KILDA ROAD  
 MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$320,000** Sold Date **27-Nov-23**

Distance **1.06km**



**308/52 PARK STREET SOUTH  
 MELBOURNE VIC 3205**

 1  1  1

Sold Price **\$320,800** Sold Date **04-Oct-23**

Distance **1km**

RS = Recent sale      UN = Undisclosed Sale

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