

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

3006/105-107 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

\$460,000

&

\$500,000

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

3206/105-107 CLARENDON STREET SOUTHBANK VIC 3006	\$480,000	23-May-23
2412/105-107 CLARENDON STREET SOUTHBANK VIC 3006	\$475,000	29-May-23
3604/105-107 CLARENDON STREET SOUTHBANK VIC 3006	\$510,000	11-Sep-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: 05 October 2023



3206/105-107 CLARENDON STREET SOUTHBANK VIC 3006

Sold Price **\$480,000** Sold Date **23-May-23**

 2  1  -

Distance **0km**



2412/105-107 CLARENDON STREET SOUTHBANK VIC 3006

Sold Price **\$475,000** Sold Date **29-May-23**

 2  1  -

Distance **0km**



3604/105-107 CLARENDON STREET SOUTHBANK VIC 3006

Sold Price ^{RS} **\$510,000** Sold Date **11-Sep-23**

 2  1  1

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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