

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

2202/109 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

\$395,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,500

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2023

to

30 Sep 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

1607/250 CITY ROAD SOUTHBANK VIC 3006	\$415,000	25-Sep-24
908/250 CITY ROAD SOUTHBANK VIC 3006	\$411,000	04-Aug-24
2101/33 CLARKE STREET SOUTHBANK VIC 3006	\$410,000	08-May-24

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 October 2024



**1607/250 CITY ROAD SOUTHBANK
VIC 3006** Sold Price

^{RS} **\$415,000** Sold Date **25-Sep-24**

2 1 -

Distance **0.24km**



**908/250 CITY ROAD SOUTHBANK
VIC 3006** Sold Price

\$411,000 Sold Date **04-Aug-24**

2 1 -

Distance **0.24km**



**2101/33 CLARKE STREET
SOUTHBANK VIC 3006**

Sold Price

\$410,000 Sold Date **08-May-24**

2 1 -

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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