

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

3409/105-107 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

\$337,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,999

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2022

to

31 Jul 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

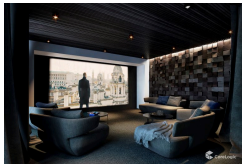
Date of sale

1602/63 HAIG STREET SOUTHBANK VIC 3006	\$370,000	11-Jul-23
3007/42-48 BALSTON STREET SOUTHBANK VIC 3006	\$370,000	16-Feb-23
3209/9 POWER STREET SOUTHBANK VIC 3006	\$370,000	03-Apr-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: 11 August 2023


**1602/63 HAIG STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price

RS

\$370,000

Sold Date

11-Jul-23

Distance

0.15km
**3007/42-48 BALSTON STREET
SOUTHBANK VIC 3006**

1 1 1

Sold Price

\$370,000

Sold Date

16-Feb-23

Distance

0.4km
**3209/9 POWER STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price

Sold Date

03-Apr-23

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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