

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

410/144 Clarendon Street, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$500,000

Median sale price

Median price

\$551,500

Property Type

Unit

Suburb

Southbank

Period - From

01/04/2022

to

31/03/2023

Source

REIV

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 six 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
1	503/163 City Rd SOUTHBANK 3006	\$535,000	03/12/2022
2	214/85 Market St SOUTH MELBOURNE 3205	\$525,000	17/03/2023
3	1703/50 Haig St SOUTHBANK 3006	\$515,000	06/04/2023

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 six months.~~

This Statement of Information was prepared on:

30/05/2023 09:46



 2
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000

Median Unit Price

Year ending March 2023: \$551,500

Comparable Properties



503/163 City Rd SOUTHBANK 3006 (REI)

Agent Comments

 2
  1
  1

Price: \$535,000

Method: Private Sale

Date: 03/12/2022

Property Type: Apartment



214/85 Market St SOUTH MELBOURNE 3205 (REI)

Agent Comments

 2
  1
  1

Price: \$525,000

Method: Private Sale

Date: 17/03/2023

Property Type: Apartment



1703/50 Haig St SOUTHBANK 3006 (REI)

Agent Comments

 2
  1
  1

Price: \$515,000

Method: Private Sale

Date: 06/04/2023

Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300