

## 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

2712/105-107 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

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Southbank

Period-from

01 Nov 2023

to

31 Oct 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

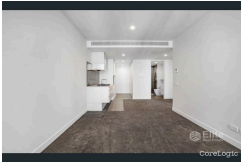
Date of sale

3011/105-107 CLARENDON STREET SOUTHBANK VIC 3006	\$462,000	14-Jun-24
1207/105-107 CLARENDON STREET SOUTHBANK VIC 3006	\$420,000	24-Aug-23
1411/105-107 CLARENDON STREET SOUTHBANK VIC 3006	\$470,000	06-Jul-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: 04 November 2024



**3011/105-107 CLARENDON STREET** Sold Price **\$462,000** Sold Date **14-Jun-24**  
**SOUTHBANK VIC 3006**

2 1 -

Distance **0.01km**



**1207/105-107 CLARENDON STREET** Sold Price **\$420,000** Sold Date **24-Aug-23**  
**SOUTHBANK VIC 3006**

2 1 -

Distance **0km**



**1411/105-107 CLARENDON STREET** Sold Price **\$470,000** Sold Date **06-Jul-23**  
**SOUTHBANK VIC 3006**

2 1 -

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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