

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

710/144 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2024

to

31 Dec 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

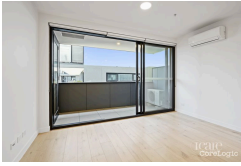
Date of sale

606/79 MARKET STREET SOUTH MELBOURNE VIC 3205	\$480,000	30-Aug-24
1711/283 CITY ROAD SOUTHBANK VIC 3006	\$450,000	19-Dec-24
2109/45 CLARKE STREET SOUTHBANK VIC 3006	\$480,000	09-Aug-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: 16 January 2025



**606/79 MARKET STREET SOUTH
MELBOURNE VIC 3205**

2 1 1

Sold Price **\$480,000** Sold Date **30-Aug-24**

Distance **0.11km**



**1711/283 CITY ROAD SOUTHBANK
VIC 3006**

2 1 1

Sold Price ^{RS} **\$450,000** ^{UN} Sold Date **19-Dec-24**

Distance **0.22km**



**2109/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$480,000** Sold Date **09-Aug-24**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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