

## 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

2903/109-117 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

\$385,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2021

to

31 Dec 2021

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

803/109-117 Clarendon Street Southbank VIC 3006	\$382,000	27-Jan-21
902/109-117 Clarendon Street Southbank VIC 3006	\$375,000	07-May-21

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.

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**803/109-117 Clarendon Street  
Southbank VIC 3006**

 2  1  -

Sold Price **\$382,000** Sold Date **27-Jan-21**

Distance -



**902/109-117 Clarendon Street  
Southbank VIC 3006**

 2  1  -

Sold Price **\$375,000** Sold Date **07-May-21**

Distance -

**RS** = Recent sale      **UN** = Undisclosed Sale

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