

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

2006/109 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

\$300,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2023

to

31 Mar 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

702/109 CLARENDON STREET SOUTHBANK VIC 3006	\$316,000	14-Apr-23
801/109 CLARENDON STREET SOUTHBANK VIC 3006	\$320,000	18-May-22
2806/109 CLARENDON STREET SOUTHBANK VIC 3006	\$302,500	07-Feb-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: 10 April 2024



**702/109 CLARENDON STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$316,000** Sold Date **14-Apr-23**

Distance **0km**

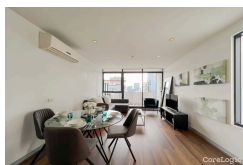


**801/109 CLARENDON STREET
SOUTHBANK VIC 3006**

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Sold Price **\$320,000** Sold Date **18-May-22**

Distance **0km**



**2806/109 CLARENDON STREET
SOUTHBANK VIC 3006**

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Sold Price **\$302,500** Sold Date **07-Feb-23**

Distance **0.01km**

RS = Recent sale UN = Undisclosed Sale

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