

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

607/144-150 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

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2022

to

31 Jan 2023

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

1706/283 CITY ROAD SOUTHBANK VIC 3006	\$365,000	11-Aug-22
908/22 DORCAS STREET SOUTHBANK VIC 3006	\$340,000	26-Aug-22
1411/22 DORCAS STREET SOUTHBANK VIC 3006	\$350,000	01-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: 08 February 2023


**1706/283 CITY ROAD SOUTHBANK
VIC 3006**

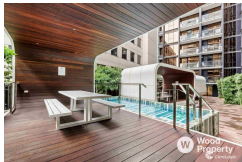
Sold Price

\$365,000

Sold Date

11-Aug-22


Distance

0.22km

**908/22 DORCAS STREET
SOUTHBANK VIC 3006**

Sold Price

\$340,000

Sold Date

26-Aug-22


Distance

0.98km

**1411/22 DORCAS STREET
SOUTHBANK VIC 3006**

Sold Price

^{RS} **\$350,000** ^{UN}

Sold Date

01-Feb-23


Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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