

## 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

403/33 CLARKE 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

\$258,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2023

to

31 Aug 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

1802/105-107 CLARENDON STREET SOUTHBANK VIC 3006	\$335,000	04-Jun-24
3101/109 CLARENDON STREET SOUTHBANK VIC 3006	\$350,000	19-Apr-24
1005/45 HAIG STREET SOUTHBANK VIC 3006	\$353,000	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: 26 September 2024

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**1802/105-107 CLARENDON STREET** Sold Price **\$335,000** Sold Date **04-Jun-24**  
**SOUTHBANK VIC 3006**

1 1 1

Distance **0.12km**



**3101/109 CLARENDON STREET** Sold Price **\$350,000** Sold Date **19-Apr-24**  
**SOUTHBANK VIC 3006**

1 1 1

Distance **0.17km**



**1005/45 HAIG STREET** Sold Price **\$353,000** Sold Date **09-Aug-24**  
**SOUTHBANK VIC 3006**

1 1 1

Distance **0.17km**

RS = Recent sale      UN = Undisclosed Sale

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