



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 3809/105 Clarendon Street, Southbank, 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$365,000.00 & \$398,000.00

Median sale price

Median price \$565,000.00 Property type Unit/Apartment Suburb SOUTHBANK
Period - From Apr 2020 to Mar 2021 Source Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
806/283 City Road Southbank VIC 3006	\$375,000.00	3/02/2021
2702/8 Downie Street Melbourne VIC 3000	\$365,000.00	9/02/2020
602/9 Bligh Place Melbourne VIC 3000	\$372,500.00	7/02/2021

This Statement of Information was prepared on: Thursday 22nd April 2021