

## 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

1005/109-117 CLARENDON STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$285,000

&

\$300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$538,999

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2022

to

31 Jul 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

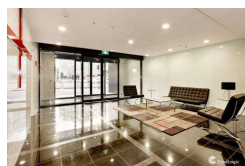
Date of sale

413/109-117 CLARENDON STREET SOUTHBANK VIC 3006	\$320,000	18-May-22
702/109-117 CLARENDON STREET SOUTHBANK VIC 3006	\$316,000	14-Apr-23
801/109-117 CLARENDON STREET SOUTHBANK VIC 3006	\$320,000	18-May-22

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: 03 August 2023



**413/109-117 CLARENDON STREET  
SOUTHBANK VIC 3006**

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

 1  1  1

Distance **0km**



**702/109-117 CLARENDON STREET  
SOUTHBANK VIC 3006**

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

 1  1  -

Distance **0km**



**801/109-117 CLARENDON STREET  
SOUTHBANK VIC 3006**

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

 1  1  1

Distance **0km**

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

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