

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

2101/33 CLARKE 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2023

to

29 Feb 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

126/285-291 CITY ROAD SOUTHBANK VIC 3006	\$450,000	22-Feb-24
2103/109 CLARENDON STREET SOUTHBANK VIC 3006	\$410,000	06-Feb-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: 21 March 2024

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**126/285-291 CITY ROAD
SOUTHBANK VIC 3006**

 2  1  1

Sold Price ^{RS} **\$450,000** Sold Date **22-Feb-24**

Distance **0.13km**



**2103/109 CLARENDON STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price ^{RS} **\$410,000** Sold Date **06-Feb-24**

Distance **0.18km**

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

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