

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

1403/105-107 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

\$490,000

&

\$530,000

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

2705/250 CITY ROAD SOUTHBANK VIC 3006	\$510,000	29-Aug-22
11 BALE CIRCUIT SOUTHBANK VIC 3006	\$500,000	17-Nov-22
2408/135 CITY ROAD SOUTHBANK VIC 3006	\$520,000	19-Aug-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: 14 February 2023



2705/250 CITY ROAD SOUTHBANK VIC 3006 Sold Price

\$510,000 Sold Date **29-Aug-22**

2 2 -

Distance **0.2km**



11 BALE CIRCUIT SOUTHBANK VIC 3006 Sold Price

\$500,000 Sold Date **17-Nov-22**

2 2 -

Distance **0.47km**



2408/135 CITY ROAD SOUTHBANK VIC 3006 Sold Price

\$520,000 Sold Date **19-Aug-22**

2 2 1

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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