

## 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

3312/105-107 CLARENDON 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

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2023

to

30 Jun 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

3011/105-107 CLARENDON STREET SOUTHBANK VIC 3006	\$462,000	17-Jun-24
1105/105-107 CLARENDON STREET SOUTHBANK VIC 3006	\$455,000	18-Apr-24
1011/283 CITY ROAD SOUTHBANK VIC 3006	\$450,000	11-May-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.~~

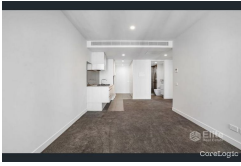
This Statement of Information was prepared on: 05 July 2024

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**3011/105-107 CLARENDON STREET  
SOUTHBANK VIC 3006**

Sold Price

<sup>RS</sup>

**\$462,000**

Sold Date

**17-Jun-24**

2

1

-

Distance

**0.01km**



**1105/105-107 CLARENDON STREET  
SOUTHBANK VIC 3006**

Sold Price

**\$455,000**

Sold Date

**18-Apr-24**

2

1

-

Distance

**0km**



**1011/283 CITY ROAD SOUTH BANK  
VIC 3006**

Sold Price

<sup>RS</sup>

**\$450,000**

Sold Date

**11-May-24**

2

1

-

Distance

**0.08km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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