

# 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 1805/109 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)

Range between \$535,000 & \$565,000

### Median sale price

Median price \$590,000 Property Type Unit Suburb Southbank

Period - From 01/10/2023 to 30/09/2024 Source REIV

### 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 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
1	2506/250 Elizabeth St MELBOURNE 3000	\$565,000	01/10/2024
2	2204/109 Clarendon St SOUTHBANK 3006	\$555,000	26/09/2024
3			

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 six months.~~

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**Indicative Selling Price**

\$535,000 - \$565,000

**Median Unit Price**

Year ending September 2024: \$590,000



**Property Type:**

Agent Comments

## Comparable Properties



**2506/250 Elizabeth St MELBOURNE 3000 (REI)** Agent Comments



**Price:** \$565,000

**Method:** Private Sale

**Date:** 01/10/2024

**Rooms:** 3

**Property Type:** Apartment



**2204/109 Clarendon St SOUTHBANK 3006 (REI/VG)** Agent Comments



**Price:** \$555,000

**Method:** Private Sale

**Date:** 26/09/2024

**Property Type:** Apartment

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 six months.

**Account - McGrath Blackburn** | P: 03 9877 1277 | F: 03 9878 1613



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