

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

3206/105-107 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

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,499

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2022

to

31 Mar 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

1106/109-117 CLARENDON STREET SOUTHBANK VIC 3006	\$504,000	20-Mar-23
2807/283 CITY ROAD SOUTHBANK VIC 3006	\$517,500	25-Oct-22
2402/241-243 CITY ROAD SOUTHBANK VIC 3006	\$512,000	14-Nov-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: 12 April 2023

**1106/109-117 CLARENDON STREET
SOUTHBANK VIC 3006**

Sold Price

^{RS} **\$504,000** Sold Date **20-Mar-23** 2  1  1Distance **0.07km****2807/283 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$517,500 Sold Date **25-Oct-22** 2  1  1Distance **0.08km****2402/241-243 CITY ROAD
SOUTHBANK VIC 3006**

Sold Price

\$512,000 Sold Date **14-Nov-22** 2  1  1Distance **0.17km****RS** = Recent sale**UN** = Undisclosed Sale

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