

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

1210/105-107 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

\$330,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,750

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2021

to

31 Oct 2022

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

3107/151 CITY ROAD SOUTHBANK VIC 3006	\$330,000	08-Sep-22
205/173 CITY ROAD SOUTHBANK VIC 3006	\$328,000	26-Jul-22
3404/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$360,000	30-May-22

OR

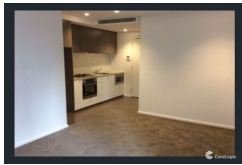
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 November 2022

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**3107/151 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$330,000

Sold Date

08-Sep-22

1



1



-

Distance

0.58km

**205/173 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$328,000

Sold Date

26-Jul-22

1



1



-

Distance

0.46km

**3404/1-13 BALSTON STREET
SOUTHBANK VIC 3006**

Sold Price

\$360,000

Sold Date

30-May-22

1



1



-

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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