

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

1610/105-107 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2023

to

31 May 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

2006/109 CLARENDON STREET SOUTHBANK VIC 3006	321000	28-Apr-24
2506/283 CITY ROAD SOUTHBANK VIC 3006	365000	07-Mar-24
1102/105-107 CLARENDON STREET SOUTHBANK VIC 3006	400000	29-Feb-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: 17 June 2024



**2006/109 CLARENDON STREET
SOUTHBANK VIC 3006**

Sold Price

321000

Sold Date

28-Apr-24

1 1 -

Distance

0.07km



**2506/283 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

365000

Sold Date

07-Mar-24

1 1 -

Distance

0.06km



**1102/105-107 CLARENDON STREET
SOUTHBANK VIC 3006**

Sold Price

400000

Sold Date

29-Feb-24

1 1 -

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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