

# 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](https://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.~~

This Statement of Information was prepared on: 06/11/2024 14:11

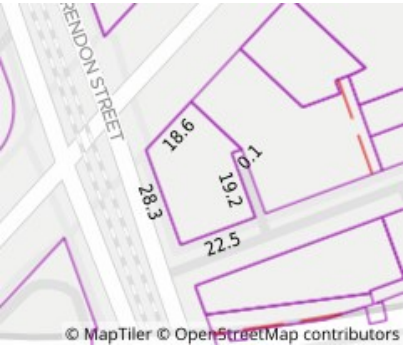
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Indicative Selling Price

\$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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