

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

3404/105-107 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2024

to

31 Mar 2025

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

501/338 KINGS WAY SOUTH MELBOURNE VIC 3205	\$450,000	11-Apr-25
51/285-291 CITY ROAD SOUTHBANK VIC 3006	\$450,000	17-Dec-24
1711/283 CITY ROAD SOUTHBANK VIC 3006	\$450,000	16-Dec-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: 22 April 2025


**501/338 KINGS WAY SOUTH
MELBOURNE VIC 3205**
 2  1  1

Sold Price

RS

\$450,000

Sold Date

11-Apr-25

Distance

1.36km
**51/285-291 CITY ROAD
SOUTHBANK VIC 3006**
 2  1  1

Sold Price

\$450,000

Sold Date

17-Dec-24

Distance

0.06km
**1711/283 CITY ROAD SOUTHBANK
VIC 3006**
 2  1  1

Sold Price

Sold Date

16-Dec-24

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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