

# 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 1105/105 Clarendon Street, Southbank, VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$450,000 & \$480,000

### Median sale price

Median price \$612,000 Property Type Apartment Suburb Southbank (3006)  
Period - From 01/03/2023 to 29/02/2024 Source realestate.com.au

### Comparable property sales

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
2308/151 CITY ROAD, SOUTHBANK VIC 3006	\$480,888	26/02/2024
126/285 CITY ROAD, SOUTHBANK VIC 3006	\$450,000	22/02/2024
3001/245 CITY ROAD, SOUTHBANK VIC 3006	\$460,000	23/01/2024

This Statement of Information was prepared on: 04/03/2024