

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

1203/105-107 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

\$580,000

&

\$630,000

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

3608/105-107 CLARENDON STREET SOUTHBANK VIC 3006	\$625,000	17-Oct-23
94/285-291 CITY ROAD SOUTHBANK VIC 3006	\$672,000	20-Dec-23
2905/283 CITY ROAD SOUTHBANK VIC 3006	\$700,000	06-Mar-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



3608/105-107 CLARENDON STREET SOUTHBANK VIC 3006

 2  2  1

Sold Price **\$625,000** Sold Date **17-Oct-23**

Distance **0km**

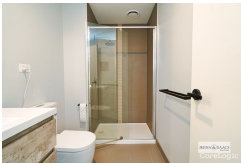


94/285-291 CITY ROAD SOUTHBANK VIC 3006

 2  2  1

Sold Price **\$672,000** Sold Date **20-Dec-23**

Distance **0.07km**



2905/283 CITY ROAD SOUTHBANK VIC 3006

 2  2  1

Sold Price **\$700,000** Sold Date **06-Mar-24**

Distance **0.08km**

RS = Recent sale UN = Undisclosed Sale

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