

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$530,000

&

\$583,000

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

406/109 CLARENDON STREET SOUTHBANK VIC 3006	\$582,000	16-Sep-23
410/109 CLARENDON STREET SOUTHBANK VIC 3006	\$584,000	22-Nov-23
2604/109 CLARENDON STREET SOUTHBANK VIC 3006	\$584,000	22-Nov-23

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: 13 June 2024



**406/109 CLARENDON STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$582,000** Sold Date **16-Sep-23**

Distance **0km**



**410/109 CLARENDON STREET
SOUTHBANK VIC 3006**

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Sold Price **\$584,000** Sold Date **22-Nov-23**

Distance **0km**



**2604/109 CLARENDON STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price Sold Date **22-Nov-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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