

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 3003/105-107 Clarendon Street, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$630,000

Median sale price

Median price \$613,500 Property Type Unit Suburb Southbank

Period - From 12/06/2023 to 11/06/2024 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 | 1104/601 Little Lonsdale St MELBOURNE 3000 | \$620,000 | 15/05/2024 |
| 2 | 4413/601 Little Lonsdale St MELBOURNE 3000 | \$620,000 | 03/05/2024 |
| 3 | 62/88 Kavanagh St SOUTHBANK 3006 | \$618,088 | 03/06/2024 |

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: 12/06/2024 14:35



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$600,000 - \$630,000

Median Unit Price
12/06/2023 - 11/06/2024: \$613,500

Comparable Properties



1104/601 Little Lonsdale St MELBOURNE 3000 Agent Comments
(REI)



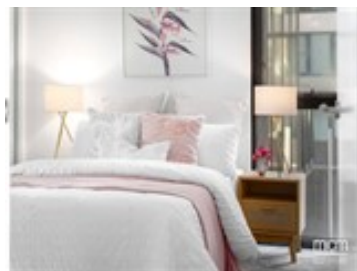
Price: \$620,000
Method: Private Sale
Date: 15/05/2024
Property Type: Apartment



4413/601 Little Lonsdale St MELBOURNE 3000 Agent Comments
(REI)



Price: \$620,000
Method: Private Sale
Date: 03/05/2024
Property Type: Apartment



62/88 Kavanagh St SOUTHBANK 3006 (REI) Agent Comments



Price: \$618,088
Method: Private Sale
Date: 03/06/2024
Property Type: Apartment

Account - Buxton (Port Phillip) Pty Ltd | P: 03 9536 7222