

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

3009/105-107 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

\$380,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2022

to

31 Oct 2023

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

2007/50 HAIG STREET SOUTHBANK VIC 3006	\$408,000	14-Nov-23
147/83 WHITEMAN STREET SOUTHBANK VIC 3006	\$395,000	27-Sep-23
147/83 WHITEMAN STREET SOUTHBANK VIC 3006	\$395,000	27-Sep-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: 28 November 2023



**2007/50 HAIG STREET
SOUTHBANK VIC 3006**

 1  1  1

Sold Price ^{RS} **\$408,000** Sold Date **14-Nov-23**

Distance **0.13km**



**147/83 WHITEMAN STREET
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$395,000** Sold Date **27-Sep-23**

Distance **0.21km**



 1  1  1

Sold Price Sold Date **27-Sep-23**

Distance **0.21km**

RS = Recent sale UN = Undisclosed Sale

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