

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

3312/105-107 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

\$460,000

&

\$500,000

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

506/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$477,000	24-May-24
1105/105-107 CLARENDON STREET SOUTHBANK VIC 3006	\$455,000	18-Apr-24
2308/151 CITY ROAD SOUTHBANK VIC 3006	\$480,888	03-Feb-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

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**506/118 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 -

Sold Price ^{RS} **\$477,000** ^{UN} Sold Date **24-May-24**

Distance **0.38km**



**1105/105-107 CLARENDON STREET
SOUTHBANK VIC 3006**

2 1 -

Sold Price **\$455,000** Sold Date **18-Apr-24**

Distance **0km**



**2308/151 CITY ROAD SOUTHBANK
VIC 3006**

2 1 -

Sold Price **\$480,888** Sold Date **03-Feb-24**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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