# 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

3605/105-107 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		\$500,000	&	\$550,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$540,000	Prop	erty type Unit		Unit	Suburb	Southbank
Period-from	01 Jul 2023	to	30 Jun 2	024	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	
3105/45 CLARKE STREET SOUTHBANK VIC 3006	542700	27-Jun-24	
1403/283 CITY ROAD SOUTHBANK VIC 3006	520000	05-Apr-24	
1606/157 A'BECKETT STREET MELBOURNE VIC 3000	565000	22-Jun-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: 10 July 2024

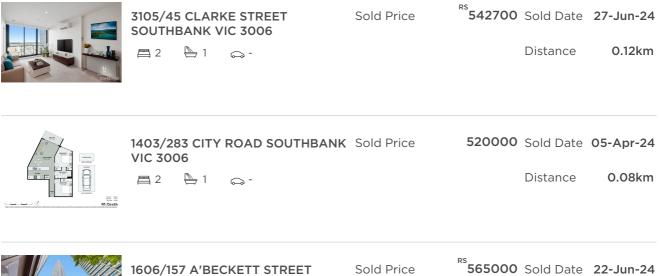


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- P +61 (3) 9988 6658
- P +01(3)9900000
- M 0449221458
- ${\sf E} \ tingers@austrumpglen.com.au$



	1606/157 A'BECKETT STREET MELBOURNE VIC 3000 ☐ 2			Sold Price	<sup>RS</sup> 565000	Sold Date	22-Jun-24
	<b>二</b> 2	1	୍ଦ୍ର <del>-</del>			Distance	1.89km

RS = Recent sale UN = Undisclosed Sale

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