

## 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](http://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 applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2023

to

30 Jun 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

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

**3105/45 CLARKE STREET  
SOUTHBANK VIC 3006**

2 1 -

Sold Price <sup>RS</sup> **542700** Sold Date **27-Jun-24**Distance **0.12km****1403/283 CITY ROAD SOUTHBANK  
VIC 3006**

2 1 -

Sold Price **520000** Sold Date **05-Apr-24**Distance **0.08km****1606/157 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price <sup>RS</sup> **565000** Sold Date **22-Jun-24**Distance **1.89km****RS** = Recent sale      **UN** = Undisclosed Sale

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