Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	3608/105 Clarendon Street, Southbank Vic 3006

Indicative selling price

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

Median sale price

Median price	\$553,000	Pro	perty Type	Unit		Suburb	Southbank
Period - From	01/07/2022	to	30/06/2023		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

Aut	areas or comparable property	1 1100	Date of Sale
1	3004/241 City Rd SOUTHBANK 3006	\$660,000	26/06/2023
2	1804/63 Haig St SOUTHBANK 3006	\$630,000	24/03/2023
3	2901/118 Kavanagh St SOUTHBANK 3006	\$620,000	21/07/2023

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:	04/09/2023 16:01



Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$600,000 - \$660,000 **Median Unit Price** Year ending June 2023: \$553,000

Comparable Properties



3004/241 City Rd SOUTHBANK 3006 (REI/VG)

Price: \$660,000 Method: Private Sale Date: 26/06/2023

Property Type: Apartment



1804/63 Haig St SOUTHBANK 3006 (REI)

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Price: \$630,000 Method: Private Sale Date: 24/03/2023

Property Type: Apartment

Agent Comments





2901/118 Kavanagh St SOUTHBANK 3006

(REI/VG)

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Price: \$620.000 Method: Private Sale Date: 21/07/2023

Property Type: Apartment

Agent Comments

Account - Gem Realty





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