

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address  
Including suburb and  
postcode 182-200 Clarendon Street, South Melbourne VIC 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

Unit type or class e.g. Two Bedroom Apartments	Single price		Lower price	&	Higher price
Two-bedroom, two-bathroom, balcony, two car parks, storage		Or range between	\$1,550,000		\$1,990,000
Two-bedroom, two-bathroom, study nook, balcony, two car parks, storage		Or range between	\$1,650,000		\$2,100,000
Three-bedroom, two-bathroom, balcony, two car parks, storage		Or range between	\$1,990,000		\$2,190,000
Three-bedroom, 2-bathroom, study, balcony, two cars		Or range between	\$2,050,000		\$3,100,000
Three-bedroom, 2.5-bathroom, large terrace, two car private garage		Or range between	\$4,450,000		\$6,500,000
Three-bedroom, 3.5-bathroom, large terrace, three car private garage	\$9,000,000				
Four-bedroom, 3.5-bathroom, large terrace, three car private garage	\$10,000,000				
Four-bedroom, 3.5-bathroom, large terrace, four car private garage			\$10,500,000		\$11,000,000

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$629,500

Suburb South Melbourne

Period - From 1/04/2023

To 07/11/2023

Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

~~**B** — The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.~~

This Statement of Information was prepared on:

14/12/2023