

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

4302/105-107 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

\$1,300,000

&

\$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2023

to

31 Mar 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

1612/45 HAIG STREET SOUTHBANK VIC 3006	\$1,190,000	21-Nov-23
7206/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$1,350,000	13-Feb-24
3808/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$1,300,000	24-Nov-23

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: 16 April 2024



1612/45 HAIG STREET SOUTHBANK VIC 3006 Sold Price **\$1,190,000** Sold Date **21-Nov-23**

3 2 2

Distance **0.07km**



7206/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006 Sold Price **\$1,350,000** Sold Date **13-Feb-24**

3 2 2

Distance **0.68km**



3808/7 RIVERSIDE QUAY SOUTHBANK VIC 3006 Sold Price **\$1,300,000** Sold Date **24-Nov-23**

3 2 2

Distance **0.83km**

RS = Recent sale UN = Undisclosed Sale

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