

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

605/144-150 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

\$465,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,999

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2022

to

31 Jul 2023

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

410/144-150 CLARENDON STREET SOUTHBANK VIC 3006	\$495,000	14-Jun-23
1106/109-117 CLARENDON STREET SOUTHBANK VIC 3006	\$504,000	08-Mar-23
3001/283 CITY ROAD SOUTHBANK VIC 3006	\$510,000	06-Apr-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: 17 August 2023



**410/144-150 CLARENDON STREET
SOUTHBANK VIC 3006**

Sold Price

^{RS} **\$495,000**

Sold Date

14-Jun-23

2 1 1

Distance

0km



**1106/109-117 CLARENDON STREET
SOUTHBANK VIC 3006**

Sold Price

\$504,000

Sold Date

08-Mar-23

2 1 1

Distance

0.18km



**3001/283 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$510,000

Sold Date

06-Apr-23

2 1 1

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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