

## 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

1610/105-107 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

\$340,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2023

to

31 May 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

2006/109 CLARENDON STREET SOUTHBANK VIC 3006	321000	28-Apr-24
2506/283 CITY ROAD SOUTHBANK VIC 3006	365000	07-Mar-24
1102/105-107 CLARENDON STREET SOUTHBANK VIC 3006	400000	29-Feb-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: 17 June 2024



**2006/109 CLARENDON STREET  
SOUTHBANK VIC 3006**

Sold Price

**321000**

Sold Date **28-Apr-24**

 1  1  -

Distance **0.07km**



**2506/283 CITY ROAD SOUTHBANK  
VIC 3006**

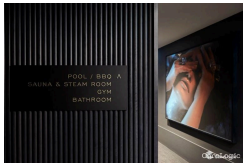
Sold Price

**365000**

Sold Date **07-Mar-24**

 1  1  -

Distance **0.06km**



**1102/105-107 CLARENDON STREET  
SOUTHBANK VIC 3006**

Sold Price

**400000**

Sold Date **29-Feb-24**

 1  1  -

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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