

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

2806/109-117 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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$544,999

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2021

to

30 Jun 2022

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

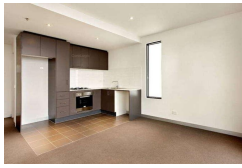
Date of sale

413/109-117 CLARENDON STREET SOUTHBANK VIC 3006	\$320,000	18-May-22
801/109-117 CLARENDON STREET SOUTHBANK VIC 3006	\$320,000	18-May-22
1410/8 DOWNIE STREET MELBOURNE VIC 3000	\$350,000	16-Apr-22

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: 12 July 2022



**413/109-117 CLARENDON STREET
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$320,000** Sold Date **18-May-22**

Distance -



**801/109-117 CLARENDON STREET
SOUTHBANK VIC 3006**

1 1 1

Sold Price Sold Date **18-May-22**

Distance -



**1410/8 DOWNIE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price ^{RS} **\$350,000** Sold Date **16-Apr-22**

Distance **0.84km**

RS = Recent sale UN = Undisclosed Sale

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