

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

505/144-150 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,499

Property type

Unit

Suburb

Southbank

Period-from

01 May 2021

to

30 Apr 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

234/173 CITY ROAD SOUTHBANK VIC 3006	\$570,000	20-Apr-22
2012/63 WHITEMAN STREET SOUTHBANK VIC 3006	\$535,000	25-Mar-22
2808/283 CITY ROAD SOUTHBANK VIC 3006	\$505,000	22-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: 03 May 2022

**234/173 CITY ROAD SOUTHBANK
VIC 3006**

2 1 1

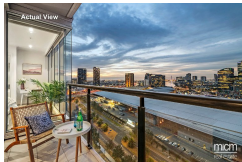
Sold Price

^{RS} **\$570,000**

Sold Date

20-Apr-22

Distance

0.63km**2012/63 WHITEMAN STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price

^{RS} **\$535,000**

Sold Date

25-Mar-22

Distance

0.39km**2808/283 CITY ROAD SOUTHBANK
VIC 3006**

2 1 1

Sold Price

^{RS} **\$505,000**

Sold Date

22-Apr-22

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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