

# 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 3105/109 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)

Price Range

\$530,000

&

\$550,000

### Median sale price

Median price

\$4,740,000

Property Type

Apartment

Suburb

Southbank (3006)

Period - From

14/08/2020

to

14/08/2021

Source

[www.propertydata.com.au](http://www.propertydata.com.au)

### Comparable property sales

A

These are the three properties sold within two kilometres of the property for sale in the last six 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
2204/109 CLARENDON STREET, SOUTHBANK VIC 3006	\$535,000	16/04/2020
2304/109 CLARENDON STREET, SOUTHBANK VIC 3006	\$572,000	16/04/2020
1804/109 CLARENDON STREET, SOUTHBANK VIC 3006	\$536,000	31/08/2019

This Statement of Information was prepared on: 14/08/2021