

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

202/144-150 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

\$270,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2019

to

31 Jan 2020

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

1304/33 Clarke Street Southbank VIC 3006	\$285,000	24-Jan-20
606/33 Clarke Street Southbank VIC 3006	\$277,500	04-Nov-19

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: 24 February 2020



**1304/33 Clarke Street Southbank
VIC 3006**

 1  1  -

Sold Price

^{RS}

\$285,000

Sold Date

24-Jan-20

Distance

0.35km



**606/33 Clarke Street Southbank
VIC 3006**

 1  1  -

Sold Price

\$277,500

Sold Date

04-Nov-19

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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