

# STATEMENT OF INFORMATION

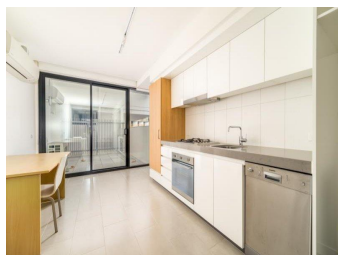
105/144 CLARENDON STREET, SOUTHBANK, VIC 3006

PREPARED BY CITY RESIDENTIAL REAL ESTATE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**105/144 CLARENDON STREET,**

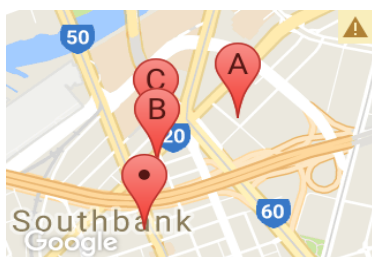
 1  1  -

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$260,000 to \$280,000**

## MEDIAN SALE PRICE



**SOUTHBANK, VIC, 3006**

Suburb Median Sale Price (Unit)

**\$550,000**

01 January 2017 to 31 December 2017

Provided by:  **pricefinder**

## COMPARABLE PROPERTIES

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.



**1507/118 KAVANAGH ST, SOUTHBANK, VIC**

 1  1  1

Sale Price

**Price Withheld**

Sale Date: 18/10/2017

Distance from Property: 504m



**1312/283 CITY RD, SOUTHBANK, VIC 3006**

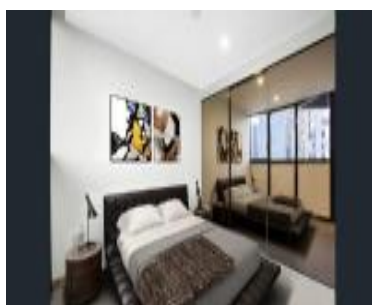
 1  1  -

Sale Price

**\$284,200**

Sale Date: 02/08/2017

Distance from Property: 240m



**1201/33 CLARKE ST, SOUTHBANK, VIC 3006**

 1  1  -

Sale Price

**\$288,000**

Sale Date: 25/07/2017

Distance from Property: 344m



This report has been compiled on 02/01/2018 by City Residential Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

105/144 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: \$260,000 to \$280,000

### Median sale price

Median price

\$550,000

House

Unit

X

Suburb

SOUTHBANK

Period

01 January 2017 to 31 December 2017

Source

pricfinder

### Comparable property sales

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
1507/118 KAVANAGH ST, SOUTHBANK, VIC 3006	Price Withheld	18/10/2017
1312/283 CITY RD, SOUTHBANK, VIC 3006	\$284,200	02/08/2017
1201/33 CLARKE ST, SOUTHBANK, VIC 3006	\$288,000	25/07/2017