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	110/144-150 Clarendon Street, Southbank Vic 3006
pooloodo	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$495,000

Median sale price

Median price \$580,000	Property Type Un	it Sub	Southbank
Period - From 01/04/2024	to 30/06/2024	Source REIV	V

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		Price	Date of sale
1	802/57-61 City Rd SOUTHBANK 3006	\$488,000	17/09/2024
2	12/100 Kavanagh St SOUTHBANK 3006	\$510,000	12/09/2024
3	512/25 Coventry St SOUTHBANK 3006	\$512,000	06/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/09/2024 10:18









Property Type: Apartment Agent Comments

Indicative Selling Price \$495,000 Median Unit Price June quarter 2024: \$580,000

Comparable Properties



802/57-61 City Rd SOUTHBANK 3006 (REI)

2



6

Price: \$488,000

Method:

Date: 17/09/2024

Property Type: Apartment

Agent Comments



12/100 Kavanagh St SOUTHBANK 3006 (REI)

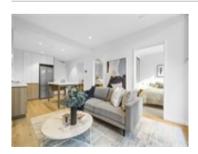




Agent Comments

Price: \$510,000 Method: Private Sale Date: 12/09/2024

Property Type: Apartment



512/25 Coventry St SOUTHBANK 3006 (REI)

← 4

Price: \$512,000 Method: Private Sale Date: 06/09/2024

1 2

Property Type: Apartment **Land Size:** 70 sqm approx

Agent Comments

Account - Cayzer | P: 03 9646 0812



