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

5 Clarendon Place, South Melbourne Vic 3205

Indicative selling price

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

Range between | $1,200,000 | & | $1,320,000

Median sale price

Median price | $1,630,000 | Property Type | House | Suburb | South Melbourne

Period - From | 01/07/2023 | to | 30/06/2024 | Source | REIV

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	Price	Date of sale
1 12 Dow St SOUTH MELBOURNE 3205	$1,371,000	20/07/2024
2 96 Cobden St SOUTH MELBOURNE 3205	$1,372,500	04/05/2024
3 12 Coventry Pl SOUTH MELBOURNE 3205	$1,332,500	24/02/2024

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 six months.~~

This Statement of Information was prepared on: 07/08/2024 12:35

CONSUMER AFFAIRS VICTORIA

🛏 2   🛁 1   🚗

Property Type: House
Agent Comments

Comparable Properties

12 Dow St SOUTH MELBOURNE 3205 (REI)

🛏 3   🛁 2   🚗 1

Price: $1,371,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)

Agent Comments

96 Cobden St SOUTH MELBOURNE 3205 (REI/VG)

🛏 2   🛁 2   🚗 1

Price: $1,372,500
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 111 sqm approx

Agent Comments

12 Coventry Pl SOUTH MELBOURNE 3205 (REI/VG)

🛏 2   🛁 1   🚗 -

Price: $1,332,500
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 129 sqm approx

Agent Comments

Account - Cayzer | P: 03 9699 5999