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	409/144-150 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	$335,000	&	$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$538,999	Property type	Unit	Suburb	Southbank
Period-from	01 Aug 2022	to	31 Jul 2023	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.

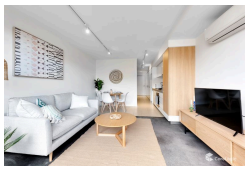
Address of comparable property	Price	Date of sale
607/144-150 CLARENDON STREET SOUTHBANK VIC 3006	$335,000	15-Feb-23
402/144-150 CLARENDON STREET SOUTHBANK VIC 3006	$330,000	02-Jun-23
1210/105-107 CLARENDON STREET SOUTHBANK VIC 3006	$330,000	23-Feb-23

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: 14 August 2023

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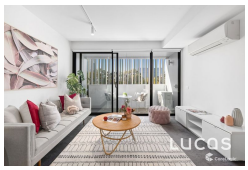


607/144-150 CLARENDON STREET SOUTHBANK VIC 3006

1 1 1

Sold Price **$335,000** Sold Date **15-Feb-23**

Distance **0km**

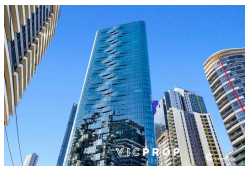


402/144-150 CLARENDON STREET SOUTHBANK VIC 3006

1 1 -

Sold Price **$330,000** Sold Date **02-Jun-23**

Distance **0km**



1210/105-107 CLARENDON STREET SOUTHBANK VIC 3006

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Sold Price Sold Date **23-Feb-23**

Distance **0.25km**

RS = Recent sale **UN** = Undisclosed Sale

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