STATEMENT OF INFORMATION

1203/109 CLARENDON STREET, SOUTHBANK, VIC 3006

PREPARED BY KEYSTONE REAL ESTATE, 701/566 ST KILDA ROAD MELBOURNE



KEYSTONE

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1203/109 CLARENDON STREET,

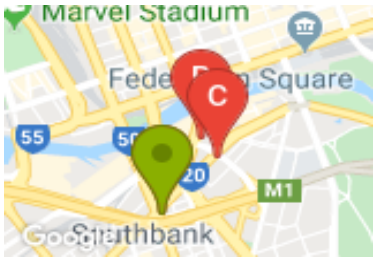
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Indicative Selling Price

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

Price Range: **$385,000 to $420,000**

MEDIAN SALE PRICE



SOUTHBANK, VIC, 3006

Suburb Median Sale Price (Unit)

$570,000

01 October 2018 to 30 September 2019

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.



1903/109 CLARENDON ST, SOUTHBANK, VIC

2 1 1

Sale Price

***$420,000**

Sale Date: 24/10/2019

Distance from Property: 0m

A



1109/9 POWER ST, SOUTHBANK, VIC 3006

2 1 1

Sale Price

$400,000

Sale Date: 02/08/2019

Distance from Property: 604m

B



2310/163 CITY RD, SOUTHBANK, VIC 3006

2 1 1

Sale Price

$419,999

Sale Date: 05/04/2019

Distance from Property: 542m

C

This report has been compiled on 04/12/2019 by KEYSTONE REAL ESTATE. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address Including suburb and: 1203/109 CLARENDON STREET, SOUTHBANK, VIC 3006

Indicative selling price

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

Price Range: $385,000 to $420,000

Median sale price

Median price: $570,000 | Property type: Unit | Suburb: SOUTHBANK

Period: 01 October 2018 to 30 September 2019 | Source: pricefinder

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
1903/109 CLARENDON ST, SOUTHBANK, VIC 3006	*$420,000	24/10/2019
1109/9 POWER ST, SOUTHBANK, VIC 3006	$400,000	02/08/2019
2310/163 CITY RD, SOUTHBANK, VIC 3006	$419,999	05/04/2019

This Statement of Information was prepared: 04/12/2019