

## 121 Noone Street, Clifton Hill Vic 3068



**3 Bed 2 Bath - Car**

**Property Type:** House

**Land Size:** 174 sqm approx

**Indicative Selling Price**

\$1,425,000

**Median House Price**

Year ending September 2024:

\$1,630,000

## Comparable Properties



### 173 Noone Street, Clifton Hill 3068 (REI)

**3 Bed 3 Bath 2 Car**

**Price:** \$1,510,000

**Method:** Private Sale

**Date:** 22/08/2024

**Property Type:** Townhouse (Res)

**Land Size:** 115 sqm approx

**Agent Comments:** Contemporary 3 bedroom townhouse



### 39 Walker Street, Clifton Hill 3068 (REI/VG)

**3 Bed 1 Bath 1 Car**

**Price:** \$1,408,000

**Method:** Auction Sale

**Date:** 22/06/2024

**Property Type:** House (Res)

**Land Size:** 188 sqm approx

**Agent Comments:** Reproduction single level period residence



### 45 Walker Street, Clifton Hill 3068 (REI/VG)

**2 Bed 1 Bath 1 Car**

**Price:** \$1,504,000

**Method:** Sold Before Auction

**Date:** 04/06/2024

**Property Type:** House (Res)

**Land Size:** 187 sqm approx

**Agent Comments:** Updated 2 bedroom Victorian terrace

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

|   |   |
|---|---|
| Address<br>Including suburb or<br>locality and postcode | 121 Noone Street, Clifton Hill Vic 3068 |
|---|---|

#### Indicative selling price

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

|              |             |
|--------------|-------------|
| Single price | \$1,425,000 |
|--------------|-------------|

#### Median sale price

|               |             |       |            |        |              |
|---------------|-------------|-------|------------|--------|--------------|
| Median price  | \$1,630,000 | House | x          | Suburb | Clifton Hill |
| Period - From | 01/10/2023  | to    | 30/09/2024 | Source | REIV         |

#### 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 |
|-------------------------------------|-------------|--------------|
| 173 Noone Street, CLIFTON HILL 3068 | \$1,510,000 | 22/08/2024   |
| 39 Walker Street, CLIFTON HILL 3068 | \$1,408,000 | 22/06/2024   |
| 45 Walker Street, CLIFTON HILL 3068 | \$1,504,000 | 04/06/2024   |

This Statement of Information was prepared on:

25/11/2024