

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

9/184 Noone Street, Clifton Hill Vic 3068

Indicative selling price

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

Single price

\$900,000

Median sale price

Median price

\$918,500

Property Type

Unit

Suburb

Clifton Hill

Period - From

01/07/2024

to

30/09/2024

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	2/122 Roseneath St CLIFTON HILL 3068	\$885,000	07/09/2024
2	25e Grant St CLIFTON HILL 3068	\$875,000	27/07/2024
3			

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:

22/10/2024 10:48

9/184 Noone Street, Clifton Hill Vic 3068



Lee Muddle
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Indicative Selling Price
\$900,000

Median Unit Price
September quarter 2024: \$918,500



2 2 2

Property Type: Townhouse
Agent Comments

Comparable Properties



2/122 Roseneath St CLIFTON HILL 3068 (REI) **Agent Comments**

2 2 1

Price: \$885,000
Method: Private Sale
Date: 07/09/2024
Property Type: Unit



25e Grant St CLIFTON HILL 3068 (REI/VG) **Agent Comments**

2 2 1

Price: \$875,000
Method: Auction Sale
Date: 27/07/2024
Property Type: Unit
Land Size: 126 sqm approx

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.

Account - Jellis Craig | P: 03 8415 6100



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