

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

18/16 The Esplanade, Clifton Hill Vic 3068

Indicative selling price

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

Range between

\$320,000

&

\$350,000

Median sale price

Median price

\$936,300

Property Type

Unit

Suburb

Clifton Hill

Period - From

01/01/2024

to

31/03/2024

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	5/10 Station St FAIRFIELD 3078	\$357,000	20/04/2024
2	7/11 Rathmines St FAIRFIELD 3078	\$351,351	27/04/2024
3	9/10 Station St FAIRFIELD 3078	\$320,000	23/03/2024

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:

02/05/2024 18:14

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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$320,000 - \$350,000
Median Unit Price
March quarter 2024: \$936,300

Comparable Properties



5/10 Station St FAIRFIELD 3078 (REI)

Agent Comments

1 1 1

Price: \$357,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Apartment



7/11 Rathmines St FAIRFIELD 3078 (REI)

Agent Comments

1 1 1

Price: \$351,351
Method: Private Sale
Date: 27/04/2024
Property Type: Apartment



9/10 Station St FAIRFIELD 3078 (REI)

Agent Comments

1 1 1

Price: \$320,000
Method: Private Sale
Date: 23/03/2024
Property Type: Apartment

Account - Love & Co