

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

6/211 Gold Street, Clifton Hill Vic 3068

Indicative selling price

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

Single price

\$398,000

Median sale price

Median price

\$730,000

House

Unit

X

Suburb

Clifton Hill

Period - From

01/10/2018

to

31/12/2018

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	2/15 Rucker St NORTHCOTE 3070	\$413,000	11/12/2018
2	15/427 Nicholson St CARLTON NORTH 3054	\$385,000	06/03/2019
3	5/14 Brennand St FITZROY NORTH 3068	\$382,000	04/12/2018

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.

6/211 Gold Street, Clifton Hill Vic 3068



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Rooms: 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$398,000

Median Unit Price

December quarter 2018: \$730,000

Comparable Properties



2/15 Rucker St NORTHCOTE 3070 (REI/VG)

Agent Comments

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Price: \$413,000

Method: Auction Sale

Date: 11/12/2018

Rooms: -

Property Type: Apartment



15/427 Nicholson St CARLTON NORTH 3054 (REI)

Agent Comments

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Price: \$385,000

Method: Private Sale

Date: 06/03/2019

Rooms: -

Property Type: Apartment



5/14 Brennand St FITZROY NORTH 3068 (REI/VG)

Agent Comments

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Price: \$382,000

Method: Private Sale

Date: 04/12/2018

Rooms: -

Property Type: Apartment