

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 5 Heidelberg Road, Clifton Hill Vic 3068**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$649,000

Median sale price

Median price \$825,000

Unit X

Suburb Clifton Hill

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
55 John St CLIFTON HILL 3068	\$665,000	03/04/2017
11/6-12 Pearl St NORTHCOTE 3070	\$665,000	03/12/2016
14/30 The Esplanade CLIFTON HILL 3068	\$600,000	25/03/2017