

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

302/27 Groom Street, Clifton Hill Vic 3068

Indicative selling price

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

Single price \$1,495,000

Median sale price

Median price \$1,625,000

Property Type House

Suburb Clifton Hill

Period - From 01/01/2021

to 31/03/2021

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.

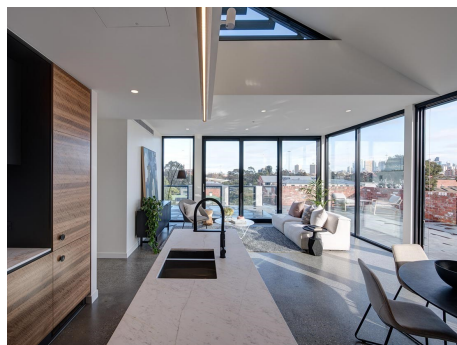
	Address of comparable property	Price	Date of sale
1	704/103-107 Oxford St COLLINGWOOD 3066	\$1,370,000	12/05/2021
2	18/120 Cambridge St COLLINGWOOD 3066	\$1,330,000	17/04/2021
3	507/416 Gore St FITZROY 3065	\$1,430,000	06/03/2021

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:

07/06/2021 16:00



Property Type: Apartment

Agent Comments

Comparable Properties

704/103-107 Oxford St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$1,370,000

Method: Sold Before Auction

Date: 12/05/2021

Property Type: Apartment



18/120 Cambridge St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$1,330,000

Method: Auction Sale

Date: 17/04/2021

Property Type: Apartment



507/416 Gore St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$1,430,000

Method: Auction Sale

Date: 06/03/2021

Property Type: Apartment