

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

4/17 John Street, Clifton Hill Vic 3068

Indicative selling price

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

Single price

\$1,045,000

Median sale price*

Median price

\$932,000

Property Type

Unit

Suburb

Clifton Hill

Period - From

06/09/2019

to

06/03/2020

Source

PDOL

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	101/139 Noone St CLIFTON HILL 3068	\$1,260,000	20/12/2019
2	21/6 Reid St FITZROY NORTH 3068	\$1,080,000	11/12/2019
3	5/17 John St CLIFTON HILL 3068	\$1,032,000	22/02/2020

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:

06/03/2020 13:14

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 37 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,045,000

Median Unit Price *

06/09/2019 - 06/03/2020: \$932,000

* Agent calculated median based on 37 sales

Comparable Properties



101/139 Noone St CLIFTON HILL 3068 (VG)

Agent Comments



Price: \$1,260,000

Method: Sale

Date: 20/12/2019

Property Type: Flat/Unit/Apartment (Res)



21/6 Reid St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$1,080,000

Method: Sold Before Auction

Date: 11/12/2019

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 5985 sqm approx



5/17 John St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$1,032,000

Method: Auction Sale

Date: 22/02/2020

Property Type: Townhouse (Res)