

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

2 Barries Place, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$1,425,000

House

X

Unit

Suburb

Clifton Hill

Period - From 01/01/2017

to

31/12/2017

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	12 Barries Pl CLIFTON HILL 3068	\$942,500	18/11/2017
2	30/85 Nicholson St ABBOTSFORD 3067	\$940,000	11/11/2017
3	4/184 Noone St CLIFTON HILL 3068	\$905,000	06/12/2017

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.



3 3 1

Rooms: 5
Property Type: Strata
Unit/Townhouse - Conjoined
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
Year ending December 2017: \$1,425,000

Comparable Properties



12 Barries PI CLIFTON HILL 3068 (REI)

Agent Comments

3 3 1

Price: \$942,500
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: House (Res)



30/85 Nicholson St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 2 1

Price: \$940,000
Method: Auction Sale
Date: 11/11/2017
Rooms: 4
Property Type: Apartment



4/184 Noone St CLIFTON HILL 3068 (REI)

Agent Comments

2 2 1

Price: \$905,000
Method: Sold Before Auction
Date: 06/12/2017
Rooms: 4
Property Type: Townhouse (Res)