COLLINS SIMMS

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	83 Spensley Street, Clifton Hill Vic 3068
Including suburb and	
postcode	

Indicative selling price

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

Range betweer	n \$1,350,000		&	\$1,430,000				
Median sale price								
Median price	\$1,411,250	House	x	Unit	Suburb	Clifton Hill		
Period - From	01/04/2018	to 31	/03/2019	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.

Ado	dress of comparable property	Price	Date of sale
1	127 Ramsden St CLIFTON HILL 3068	\$1,451,000	18/05/2019
2	37 Dally St CLIFTON HILL 3068	\$1,417,500	23/02/2019
3	173 Spensley St CLIFTON HILL 3068	\$1,314,000	15/06/2019

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.

Account - Collins Simms | P: (03) 9488 0688 | F: (03) 9481 0651

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.