

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	4/262 Alexandra Parade East, Clifton Hill Vic 3068
Including suburb and	
postcode	

Indicative selling price

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

Single price \$330,000

Median sale price

Median price	\$730,000	Hou	ISC	Unit	Х	Suburb	Clifton Hill
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

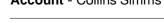
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	6/56 John St CLIFTON HILL 3068	\$358,000	22/12/2018
2	15/341 Heidelberg Rd NORTHCOTE 3070	\$357,000	26/09/2018
3	20/200 Westgarth St NORTHCOTE 3070	\$345,000	21/01/2019

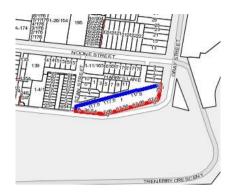
OR

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.











Indicative Selling Price \$330,000 **Median Unit Price** December quarter 2018: \$730,000

Comparable Properties



6/56 John St CLIFTON HILL 3068 (REI)

Price: \$358,000 Method: Private Sale Date: 22/12/2018

Rooms: -

Property Type: Apartment

Agent Comments



15/341 Heidelberg Rd NORTHCOTE 3070 (REI) Agent Comments





Price: \$357,000 Method: Private Sale Date: 26/09/2018

Rooms: -

Property Type: Apartment



20/200 Westgarth St NORTHCOTE 3070 (REI)

Price: \$345,000 Method: Private Sale Date: 21/01/2019

Rooms: -

Property Type: Apartment

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





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.

Generated: 13/02/2019 09:24

Agent Comments