

## 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

4/262 Alexandra Parade East, Clifton Hill Vic 3068

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$330,000

## Median sale price

Median price \$730,000 House Unit X Suburb Clifton Hill

Period - From 01/10/2018 to 31/12/2018 Source REIV

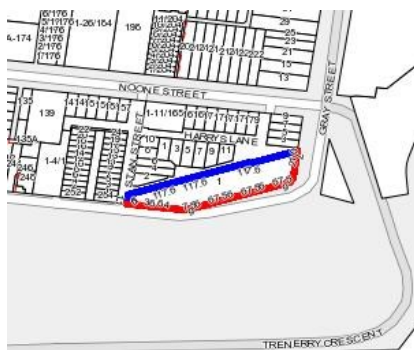
## Comparable property sales (\*Delete A or B below as applicable)

**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.

	Address 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.~~



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**

\$330,000

**Median Unit Price**

December quarter 2018: \$730,000

## Comparable Properties



**6/56 John St CLIFTON HILL 3068 (REI)**

**Agent Comments**



**Price:** \$358,000

**Method:** Private Sale

**Date:** 22/12/2018

**Rooms:** -

**Property Type:** Apartment



**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)**

**Agent Comments**



**Price:** \$345,000

**Method:** Private Sale

**Date:** 21/01/2019

**Rooms:** -

**Property Type:** Apartment