

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

5/27-29 Dwyer Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$310,000

&

\$335,000

Median sale price

Median price \$662,000

House

Unit

X

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	11/11 Rathmines St FAIRFIELD 3078	\$321,250	18/01/2018
2	4/115 Gold St COLLINGWOOD 3066	\$335,000	16/09/2017
3	11/109 Heidelberg Rd CLIFTON HILL 3068	\$346,000	27/09/2017

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.



 1  1  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$310,000 - \$335,000

Median Unit Price

Year ending December 2017: \$662,000

Comparable Properties

11/11 Rathmines St FAIRFIELD 3078 (VG)

Agent Comments

 1  -  -

Price: \$321,250

Method: Sale

Date: 18/01/2018

Rooms: -

Property Type: Strata Flat - Single OYO Flat

4/115 Gold St COLLINGWOOD 3066 (REI)

Agent Comments

 1  1  1

Price: \$335,000

Method: Auction Sale

Date: 16/09/2017

Rooms: -

Property Type: Apartment

11/109 Heidelberg Rd CLIFTON HILL 3068 (VG) **Agent Comments**

 1  -  -

Price: \$346,000

Method: Sale

Date: 27/09/2017

Rooms: -

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit