

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	5/27-29 Dwyer Street, Clifton Hill Vic 3068
Including suburb and	
postcode	

Indicative selling price

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

Range between \$310,000 & \$335,00	ge between S	\$310,000	&	\$335,000
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Median sale price

Median price	\$662,000	Hou	se	Unit	х	Suburb	Clifton Hill
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

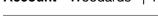
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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)

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Price: \$321.250 Method: Sale Date: 18/01/2018

Rooms: -

Property Type: Strata Flat - Single OYO Flat

Agent Comments

Agent Comments

4/115 Gold St COLLINGWOOD 3066 (REI)

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Price: \$335.000 Method: Auction Sale Date: 16/09/2017

Rooms: -

Property Type: Apartment

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





Price: \$346,000 Method: Sale Date: 27/09/2017 Rooms: -

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

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