

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

1/1 Barries Place, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$330,000 & \$355,000

Median sale price

Median price \$733,500 Property Type Unit Suburb Clifton Hill

Period - From 01/01/2023 to 31/12/2023 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	301/6 Mater St COLLINGWOOD 3066	\$395,000	30/11/2023
2	2/264 Alexandra Pde.E CLIFTON HILL 3068	\$379,000	21/09/2023
3	1/62 Cunningham St NORTHCOTE 3070	\$339,000	01/12/2023

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.~~

This Statement of Information was prepared on:

04/03/2024 13:03



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$330,000 - \$355,000

Median Unit Price

Year ending December 2023: \$733,500

Comparable Properties



301/6 Mater St COLLINGWOOD 3066 (REI/VG) Agent Comments

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Price: \$395,000

Method: Private Sale

Date: 30/11/2023

Property Type: Apartment



2/264 Alexandra Pde.E CLIFTON HILL 3068 (REI) Agent Comments

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Price: \$379,000

Method: Private Sale

Date: 21/09/2023

Property Type: Apartment



1/62 Cunningham St NORTHCOTE 3070 (VG) Agent Comments

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Price: \$339,000

Method: Sale

Date: 01/12/2023

Property Type: Strata Flat - Single OYO Flat

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951