

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

9/18-19 South Terrace Clifton Hill VIC 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Clifton Hill

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

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 6 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

16/88 Trenerry Crescent Abbotsford VIC 3067	\$602,000	09-Jul-20
1/54 Kneen Street Fitzroy North VIC 3068	\$575,000	29-Oct-20
1/126 Rae Street Fitzroy North VIC 3068	\$610,000	13-Jul-20

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 6 months.~~

This Statement of Information was prepared on: 13 November 2020

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**16/88 Trenerry Crescent
Abbotsford VIC 3067**
 2
  2
  1

 Sold Price **\$602,000** Sold Date **09-Jul-20**

 Distance **0.73km**

**1/54 Kneen Street Fitzroy North
VIC 3068**
 2
  1
  1

 Sold Price ^{RS} **\$575,000** Sold Date **29-Oct-20**

 Distance **1.24km**

**1/126 Rae Street Fitzroy North VIC
3068**
 2
  1
  1

 Sold Price **\$610,000** Sold Date **13-Jul-20**

 Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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