

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 104/139 Noone Street, Clifton Hill Vic 3068

Indicative selling price

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

Single price \$689,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Clifton Hill

Period - From 08/02/2023

to 07/02/2024

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	105/139 Noone St CLIFTON HILL 3068	\$680,000	09/12/2023
2	207/122 Roseneath St CLIFTON HILL 3068	\$700,000	02/11/2023
3			

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:

08/02/2024 17:37



Property Type: Apartment

Agent Comments

Comparable Properties



105/139 Noone St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 09/12/2023

Property Type: Apartment



207/122 Roseneath St CLIFTON HILL 3068 (REI/VG)

Agent Comments



Price: \$700,000

Method: Auction Sale

Date: 02/11/2023

Property Type: Apartment

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.