

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

4/58 ALEXANDRA PARADE 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

\$935,000

&

\$1,010,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$918,150

Property type

Unit

Suburb

Clifton Hill

Period-from

01 Feb 2024

to

31 Jan 2025

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

2/110-114 NOONE STREET CLIFTON HILL VIC 3068	\$1,085,000	03-Aug-24
LOT 15/41 DALLY STREET CLIFTON HILL VIC 3068	\$1,080,000	26-Sep-23

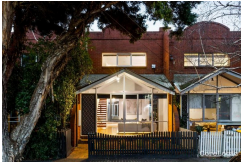
OR

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.

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AREA SPECIALIST

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2/110-114 NOONE STREET CLIFTON HILL VIC 3068 Sold Price **\$1,085,000** Sold Date **03-Aug-24**

2 1 1

Distance **0.59km**



LOT 15/41 DALLY STREET CLIFTON HILL VIC 3068 Sold Price **\$1,080,000** Sold Date **26-Sep-23**

2 1 1

Distance **0.85km**

RS = Recent sale UN = Undisclosed Sale

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