

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

15/109 Heidelberg Road, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$340,000 & \$360,000

Median sale price

Median price \$750,000

Property Type Unit

Suburb Clifton Hill

Period - From 01/04/2023

to 31/03/2024

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	407/10 Trenerry Cr ABBOTSFORD 3067	\$389,000	23/01/2024
2	211/119 Turner St ABBOTSFORD 3067	\$380,000	19/01/2024
3	3/3 Barries Pl CLIFTON HILL 3068	\$370,000	21/03/2024

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:

18/04/2024 15:38



 1  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$340,000 - \$360,000

Median Unit Price

Year ending March 2024: \$750,000

Comparable Properties



407/10 Trenerry Cr ABBOTSFORD 3067 (REI)

Agent Comments

 1  1  1

Price: \$389,000

Method: Private Sale

Date: 23/01/2024

Property Type: Unit



211/119 Turner St ABBOTSFORD 3067 (REI)

Agent Comments

 1  1  1

Price: \$380,000

Method: Private Sale

Date: 19/01/2024

Property Type: Unit



3/3 Barries Pl CLIFTON HILL 3068 (REI)

Agent Comments

 1  1  1

Price: \$370,000

Method: Private Sale

Date: 21/03/2024

Property Type: Apartment

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017