

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

12 Barries Place, Clifton Hill Vic 3068

Indicative selling price

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

Single price

\$999,000

Median sale price

Median price

\$1,770,000

Property Type

House

Suburb

Clifton Hill

Period - From

01/04/2022

to

31/03/2023

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.

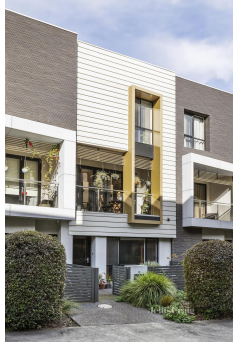
	Address of comparable property	Price	Date of sale
1	2/85 Nicholson St ABBOTSFORD 3067	\$981,000	08/05/2023
2	5/8 Louise St CLIFTON HILL 3068	\$975,000	24/04/2023
3	9/85 Nicholson St ABBOTSFORD 3067	\$975,000	23/03/2023

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:

22/05/2023 16:35



3 3 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$999,000

Median House Price

Year ending March 2023: \$1,770,000

Comparable Properties



2/85 Nicholson St ABBOTSFORD 3067 (REI)

Agent Comments

3 2 2

Price: \$981,000

Method: Sold Before Auction

Date: 08/05/2023

Property Type: Townhouse (Res)



5/8 Louise St CLIFTON HILL 3068 (REI)

Agent Comments

3 2 1

Price: \$975,000

Method: Private Sale

Date: 24/04/2023

Property Type: Townhouse (Res)



9/85 Nicholson St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 2 2

Price: \$975,000

Method: Auction Sale

Date: 23/03/2023

Property Type: Townhouse (Res)