

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

23/184 Noone Street, Clifton Hill Vic 3068

Indicative selling price

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

Single price

\$1,135,000

Median sale price

Median price

\$900,000

Property Type

Townhouse

Suburb

Clifton Hill

Period - From

08/12/2022

to

07/12/2023

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	16/180 Queens Pde FITZROY NORTH 3068	\$1,240,000	22/07/2023
2	5/88 Queens Pde FITZROY NORTH 3068	\$1,150,000	01/07/2023
3	8/204 Noone St CLIFTON HILL 3068	\$1,140,000	02/12/2023

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:

08/12/2023 10:37

23/184 Noone Street, Clifton Hill Vic 3068

Daniel Atsis

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Indicative Selling Price

\$1,135,000

Median Townhouse Price

08/12/2022 - 07/12/2023: \$900,000



3 3 2

Rooms: 4

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



**16/180 Queens Pde FITZROY NORTH 3068
(REI/VG)**

Agent Comments

3 2 1

Price: \$1,240,000

Method: Auction Sale

Date: 22/07/2023

Property Type: Townhouse (Res)



**5/88 Queens Pde FITZROY NORTH 3068
(REI/VG)**

Agent Comments

3 3 2

Price: \$1,150,000

Method: Auction Sale

Date: 01/07/2023

Property Type: Townhouse (Res)



8/204 Noone St CLIFTON HILL 3068 (REI)

Agent Comments

3 2 2

Price: \$1,140,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)

Account - Belle Property Richmond | P: 03 9967 8899