

Statement of Information

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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

119 Spensley Street, Clifton Hill Vic 3068

Indicative selling price

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

Single price

\$1,375,000

Median sale price

Median price

\$1,425,000

House

X

Unit

Suburb

Clifton Hill

Period - From

01/10/2016

to

30/09/2017

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	66 Rowe St FITZROY NORTH 3068	\$1,460,000	23/09/2017
2	34 Fenwick St CLIFTON HILL 3068	\$1,439,000	02/09/2017
3	131 Noone St CLIFTON HILL 3068	\$1,337,500	09/12/2017

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.~~