

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

7/211 Gold Street 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,450

Property type

Unit

Suburb

Clifton Hill

Period-from

01 Sep 2018

to

31 Aug 2019

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

13/211 Gold Street Clifton Hill VIC 3068	\$550,000	30-Mar-19
15J John Street Clifton Hill VIC 3068	\$715,000	10-Aug-19
4/96 Spensley Street Clifton Hill VIC 3068	\$617,000	25-May-19

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.~~

This Statement of Information was prepared on: 25 September 2019



13/211 Gold Street Clifton Hill VIC 3068

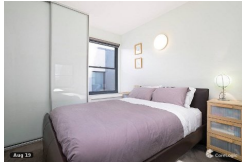
2 1 1

Sold Price

\$550,000

Sold Date **30-Mar-19**

Distance -



15J John Street Clifton Hill VIC 3068

2 1 1

Sold Price

^{RS} **\$715,000**

Sold Date **10-Aug-19**

Distance **0.59km**



4/96 Spensley Street Clifton Hill VIC 3068

2 1 1

Sold Price

\$617,000

Sold Date **25-May-19**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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