

302/139 Noone Street, Clifton Hill Vic 3068



2 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$650,000 - \$690,000

Median House Price

Year ending June 2021: \$818,000

Comparable Properties



117/470 Smith Street, Collingwood 3066 (REI)

2 Bed 2 Bath 1 Car

Price: \$670,000

Method: Private Sale

Date: 15/07/2021

Property Type: Apartment

Agent Comments: Modern apartment, less natural light and smaller over size part of a larger development. Does have a second bathroom.



4/140 Queens Parade, Fitzroy North 3068 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$703,000

Method: Sold Before Auction

Date: 04/06/2021

Property Type: Apartment

Agent Comments: Modern apartment building, large outdoor area that is superior in size. Inferior privacy and light.



203/144 Queens Parade, Fitzroy North 3068 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$685,000

Method: Auction Sale

Date: 20/02/2021

Property Type: Apartment

Agent Comments: Modern apartment building, does have a second bathroom. Inferior living space and located on a main road.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

302/139 Noone Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$818,000 Unit x Suburb Clifton Hill

Period - From 01/07/2020 to 30/06/2021 Source REIV

Comparable property sales

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
117/470 Smith Street, COLLINGWOOD 3066	\$670,000	15/07/2021
4/140 Queens Parade, FITZROY NORTH 3068	\$703,000	04/06/2021
203/144 Queens Parade, FITZROY NORTH 3068	\$685,000	20/02/2021

This Statement of Information was prepared on:

04/08/2021 08:08