

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

5/29 DWYER 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

Unit

Suburb

Clifton Hill

Period-from

01 Jan 2024

to

31 Dec 2024

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

| | | |
|--|-----------|-----------|
| 310/392 ST GEORGES ROAD FITZROY NORTH VIC 3068 | \$455,000 | 24-Oct-24 |
| 701/251 JOHNSTON STREET ABBOTSFORD VIC 3067 | \$480,000 | 27-Oct-24 |
| | | |

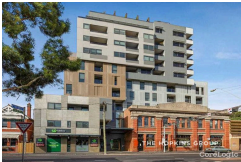
OR

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: 24 January 2025

**310/392 ST GEORGES ROAD
FITZROY NORTH VIC 3068**

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Sold Price **\$455,000** Sold Date **24-Oct-24**Distance **1.51km****701/251 JOHNSTON STREET
ABBOTSFORD VIC 3067**

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Sold Price **\$480,000** Sold Date **27-Oct-24**Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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