

Stefan Dzanovski CEA (REIV) 9497 1990 0404 828 723 stefan@haus.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address Including suburb and postcode	16/14 The Esplanade, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price	\$950,000	Hou	ISE	Unit	Х	Suburb	Clifton Hill
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

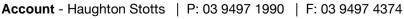
Comparable property sales (*Delete A or B below as applicable)

Α* 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.

Add	dress of comparable property	Price	Date of sale
1	1/20 Ross St NORTHCOTE 3070	\$432,000	19/06/2018
2	25a Grant St CLIFTON HILL 3068	\$400,000	12/05/2018
3	5/336 Wellington St COLLINGWOOD 3066	\$390,000	12/05/2018

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.







HAUGHTON STOTTS

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> **Indicative Selling Price** \$400,000 - \$440,000 **Median Unit Price** June quarter 2018: \$950,000





Rooms:

Property Type: Apartment **Agent Comments**

Comparable Properties



1/20 Ross St NORTHCOTE 3070 (REI/VG)

Price: \$432,000 Method: Private Sale Date: 19/06/2018

Rooms: 2

Property Type: Apartment

Agent Comments



25a Grant St CLIFTON HILL 3068 (REI)

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Price: \$400,000 Method: Auction Sale Date: 12/05/2018

Rooms: -

Property Type: Apartment

Agent Comments



5/336 Wellington St COLLINGWOOD 3066

(REI)

1



Price: \$390,000 Method: Auction Sale Date: 12/05/2018

Rooms: 2

Property Type: Apartment

Agent Comments

