

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

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

House

Unit

X

Suburb

Clifton Hill

Period - From 01/04/2018

to

30/06/2018

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	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.~~



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Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



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

Agent Comments

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Price: \$432,000

Method: Private Sale

Date: 19/06/2018

Rooms: 2

Property Type: Apartment



25a Grant St CLIFTON HILL 3068 (REI)

Agent Comments

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Price: \$400,000

Method: Auction Sale

Date: 12/05/2018

Rooms: -

Property Type: Apartment



5/336 Wellington St COLLINGWOOD 3066 (REI)

Agent Comments

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Price: \$390,000

Method: Auction Sale

Date: 12/05/2018

Rooms: 2

Property Type: Apartment