

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

2/32 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$743,500

Property type

Unit

Suburb

Clifton Hill

Period-from

01 Sep 2023

to

31 Aug 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

6/29 DWYER STREET CLIFTON HILL VIC 3068	\$439,000	05-Nov-23
45/262 HEIDELBERG ROAD FAIRFIELD VIC 3078	\$460,000	05-Jul-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: 18 September 2024


**6/29 DWYER STREET CLIFTON
HILL VIC 3068**
 1
  1
  1

 Sold Price **\$439,000** Sold Date **05-Nov-23**

 Distance **0.11km**

**45/262 HEIDELBERG ROAD
FAIRFIELD VIC 3078**
 1
  1
  1

 Sold Price ^{RS} **\$460,000** ^{UN} Sold Date **05-Jul-24**

 Distance **0.71km**

RS = Recent sale **UN** = Undisclosed Sale

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