

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

5/9 South Terrace, Clifton Hill Vic 3068

Indicative selling price

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

Single price

\$390,000

Median sale price

Median price

\$730,000

Property Type

Unit

Suburb

Clifton Hill

Period - From

01/01/2023

to

31/03/2023

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	7/12 Brennand St FITZROY NORTH 3068	\$395,000	05/05/2023
2	8/187 Mckean St FITZROY NORTH 3068	\$394,000	18/04/2023
3	2/28 Ross St NORTHCOTE 3070	\$370,000	14/04/2023

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.~~

This Statement of Information was prepared on:

19/05/2023 08:28



Property Type: Apartment

Agent Comments

Comparable Properties



7/12 Brennand St FITZROY NORTH 3068 (REI) **Agent Comments**



Price: \$395,000

Method: Private Sale

Date: 05/05/2023

Property Type: Apartment



8/187 Mckean St FITZROY NORTH 3068 (REI) **Agent Comments**



Price: \$394,000

Method: Private Sale

Date: 18/04/2023

Property Type: Apartment



2/28 Ross St NORTHCOTE 3070 (REI) **Agent Comments**



Price: \$370,000

Method: Private Sale

Date: 14/04/2023

Property Type: Apartment