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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Including suburb and	
postcode	

Indicative selling price

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

Single price \$329,000

Median sale price

Median price	\$449,500	Pro	perty Type U	Init]	Suburb	Clifton Hill
Period - From	01/04/2024	to	30/06/2024	So	ource	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

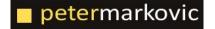
Add	dress of comparable property	Price	Date of sale
1	18/16 The Esplanade CLIFTON HILL 3068	\$355,000	10/05/2024
2	7/11 Rathmines St FAIRFIELD 3078	\$351,351	27/04/2024
3	1/1 Barries PI CLIFTON HILL 3068	\$320,000	25/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/07/2024 12:56









Property Type: Apartment Agent Comments

Indicative Selling Price \$329,000 **Median Unit Price** June quarter 2024: \$449,500

Comparable Properties

18/16 The Esplanade CLIFTON HILL 3068 (REI) Agent Comments

Price: \$355,000

Method: Sold Before Auction

Date: 10/05/2024

Property Type: Apartment



7/11 Rathmines St FAIRFIELD 3078 (REI)

Price: \$351,351 Method: Private Sale Date: 27/04/2024

Property Type: Apartment

Agent Comments





Price: \$320,000

Date: 25/04/2024 Property Type: Apartment

Method: Private Sale

Agent Comments

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017



