

# 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

15/109 Heidelberg Road, Clifton Hill Vic 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$329,000

### Median sale price

Median price

\$449,500

Property Type

Unit

Suburb

Clifton Hill

Period - From

01/04/2024

to

30/06/2024

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	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 comparable properties 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



 1  1  1

**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**

 1  1  1

**Price:** \$355,000  
**Method:** Sold Before Auction  
**Date:** 10/05/2024  
**Property Type:** Apartment



**7/11 Rathmines St FAIRFIELD 3078 (REI)** **Agent Comments**

 1  1  1

**Price:** \$351,351  
**Method:** Private Sale  
**Date:** 27/04/2024  
**Property Type:** Apartment



**1/1 Barries PI CLIFTON HILL 3068 (REI)** **Agent Comments**

 1  1  1

**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 25/04/2024  
**Property Type:** Apartment

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