

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

5/29 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$743,500

Property type

Unit

Suburb

Clifton Hill

Period-from

01 Oct 2023

to

30 Sep 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

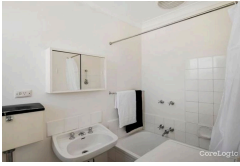
Date of sale

Address of comparable property	Price	Date of sale
8/54 KNEEN STREET FITZROY NORTH VIC 3068	\$440,000	08-May-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: 04 October 2024



**8/54 KNEEN STREET FITZROY
NORTH VIC 3068**

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Sold Price **\$440,000** Sold Date **08-May-24**

Distance **1.24km**

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

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