## 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

1/1 Barries Place, Clifton Hill Vic 3068

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$330,000		&		\$355,000			
Median sale pr	rice							
Median price	\$733,500	Pro	operty Type	Unit			Suburb	Clifton Hill
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	301/6 Mater St COLLINGWOOD 3066	\$395,000	30/11/2023
2	2/264 Alexandra Pde.E CLIFTON HILL 3068	\$379,000	21/09/2023
3	1/62 Cunningham St NORTHCOTE 3070	\$339,000	01/12/2023

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:

04/03/2024 13:03









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$330,000 - \$355,000 Median Unit Price Year ending December 2023: \$733,500

# **Comparable Properties**



301/6 Mater St COLLINGWOOD 3066 (REI/VG) Agent Comments



Price: \$395,000 Method: Private Sale Date: 30/11/2023 Property Type: Apartment



2/264 Alexandra Pde.E CLIFTON HILL 3068 (REI) Agent Comments



Price: \$379,000 Method: Private Sale Date: 21/09/2023 Property Type: Apartment



1/62 Cunningham St NORTHCOTE 3070 (VG) Agent Comments



Price: \$339.000

Method: Sale Date: 01/12/2023 Property Type: Strata Flat - Single OYO Flat

#### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



propertydata

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