

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

12 Groom Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,808,000 Property Type House Suburb Clifton Hill

Period - From 01/04/2023 to 30/06/2023 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	85 Best St FITZROY NORTH 3068	\$1,550,000	17/06/2023
2	2 Fergie St FITZROY NORTH 3068	\$1,480,000	03/06/2023
3	59 Birkenhead St FITZROY NORTH 3068	\$1,450,000	29/07/2023

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:

17/08/2023 17:55



Property Type: House
Land Size: 124 sqm approx
Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

June quarter 2023: \$1,808,000

Comparable Properties



85 Best St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$1,550,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 224 sqm approx



2 Fergie St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,480,000
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)
Land Size: 124 sqm approx



59 Birkenhead St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,450,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)