

# 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

14/200 Noone Street, 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)

Range between \$1,360,000 & \$1,440,000

### Median sale price

Median price \$1,787,500 Property Type House Suburb Clifton Hill

Period - From 01/10/2023 to 31/12/2023 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	40 Taplin St FITZROY NORTH 3068	\$1,460,000	17/02/2024
2	650 Smith St CLIFTON HILL 3068	\$1,250,000	16/01/2024
3	244 Langridge St ABBOTSFORD 3067	\$1,200,000	22/01/2024

**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:

20/03/2024 16:24



3   2   2

**Rooms:** 4  
**Property Type:** Townhouse  
(Single)  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,360,000 - \$1,440,000  
**Median House Price**  
December quarter 2023: \$1,787,500

## Comparable Properties



**40 Taplin St FITZROY NORTH 3068 (REI)**

[Agent Comments](#)

3   2   2

**Price:** \$1,460,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** Townhouse (Res)

**650 Smith St CLIFTON HILL 3068 (REI)**

[Agent Comments](#)

3   2   1

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 16/01/2024  
**Property Type:** Townhouse (Res)



**244 Langridge St ABBOTSFORD 3067 (REI/VG)**

[Agent Comments](#)

3   3   1

**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 22/01/2024  
**Property Type:** Townhouse (Res)

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