

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

Range between \$365,000 & \$400,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Clifton Hill

Period - From 01/07/2023 to 30/09/2023 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	8/130 Gillies St FAIRFIELD 3078	\$400,000	29/09/2023
2	11/10-12 Ida St FITZROY NORTH 3068	\$380,000	18/10/2023
3	2/264 Alexandra Pde.E CLIFTON HILL 3068	\$379,000	21/09/2023

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:

11/12/2023 11:50



Rooms: 2
Property Type: Unit
Agent Comments

Indicative Selling Price
\$365,000 - \$400,000
Median Unit Price
September quarter 2023: \$645,000

Comparable Properties



8/130 Gillies St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 29/09/2023
Property Type: Apartment

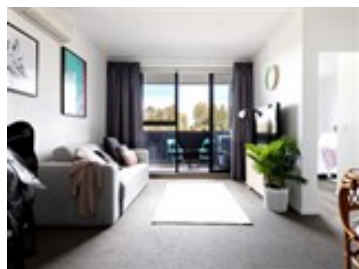


11/10-12 Ida St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$380,000
Method: Sold Before Auction
Date: 18/10/2023
Property Type: Unit



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

Agent Comments



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

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