

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 2/34 Groom Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

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	2/2a Mollison St ABBOTSFORD 3067	\$1,455,000	21/10/2023
2	29/78 Oxford St COLLINGWOOD 3066	\$1,357,000	12/10/2023
3	706/31 Wellington St COLLINGWOOD 3066	\$1,350,000	09/11/2023

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: 02/02/2024 12:20



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/2a Mollison St ABBOTSFORD 3067 (REI/VG) Agent Comments



Price: \$1,455,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Unit



29/78 Oxford St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$1,357,000

Method: Sold Before Auction

Date: 12/10/2023

Property Type: Unit



706/31 Wellington St COLLINGWOOD 3066 (REI/VG) Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 09/11/2023

Property Type: Apartment