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

207/122 Roseneath Street, Clifton Hill Vic 3068

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	1 \$670,000		&		\$720,000			
Median sale pr	rice							
Median price	\$770,000	Pro	operty Type	Unit			Suburb	Clifton Hill
Period - From	01/04/2023	to	30/06/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	13/96 Spensley St CLIFTON HILL 3068	\$690,000	16/06/2023
2	114/205 Gipps St ABBOTSFORD 3067	\$680,000	06/07/2023
3			

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:

10/10/2023 21:14









Property Type: Apartment Agent Comments

Antony Harbor 8415 6100 0406 585 435 antonyharbor@jelliscraig.com.au

> Indicative Selling Price \$670,000 - \$720,000 Median Unit Price June quarter 2023: \$770,000

Comparable Properties



13/96 Spensley St CLIFTON HILL 3068 (REI/VG)



Price: \$690,000 Method: Sold Before Auction Date: 16/06/2023 Property Type: Apartment Agent Comments



114/205 Gipps St ABBOTSFORD 3067 (REI/VG) Agent Comments



Price: \$680,000 Method: Private Sale Date: 06/07/2023 Property Type: Unit

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.

Account - Jellis Craig



property data

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