

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 consumer.vic.gov.au/underquoting

Range between \$670,000 & \$720,000

Median sale price

Median price \$770,000 Property Type Unit 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	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

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



Property Type: Apartment
Agent Comments

Comparable Properties



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

Agent Comments



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



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