

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

21D Grant Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$810,000 Property Type Unit 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	8/26-36 High St NORTHCOTE 3070	\$670,000	23/09/2023
2			
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:

21/02/2024 07:26



Rooms: 2
Property Type: Apartment
Land Size: 80 sqm approx

Agent Comments

First the size and then the style and quality of this huge light-filled apartment will surprise with its designated spaces to study, lounge, cook up a storm, dine and entertain.

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

December quarter 2023: \$810,000

Comparable Properties



8/26-36 High St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$670,000
Method: Auction Sale
Date: 23/09/2023
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.