

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

3/109 Heidelberg Road, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$290,000 & \$315,000

Median sale price

Median price \$936,300 Property Type Unit Suburb Clifton Hill

Period - From 01/01/2024 to 31/03/2024 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	1/1 Barries PI CLIFTON HILL 3068	\$320,000	25/04/2024
2	17/247 Heidelberg Rd NORTHCOTE 3070	\$275,000	20/12/2023
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:

02/05/2024 09:17



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$290,000 - \$315,000

Median Unit Price

March quarter 2024: \$936,300

Comparable Properties



1/1 Barries PI CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 25/04/2024

Property Type: Apartment



17/247 Heidelberg Rd NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$275,000

Method: Private Sale

Date: 20/12/2023

Property Type: Apartment

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.