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

3/270 Alexandra Parade East, Clifton Hill Vic 3068

Indicative selling price

	ee consumer.vic.gov.	

Single price \$379,000

Median sale price

Median price	\$936,300	Pro	perty Type Uni	t		Suburb	Clifton Hill
Period - From	01/01/2024	to	31/03/2024	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.

Add	dress of comparable property	Price	Date of sale
1	3/3 Barries PI CLIFTON HILL 3068	\$370,000	21/03/2024
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:

08/05/2024 08:42







Property Type: Apartment **Land Size:** 53 sqm approx Agent Comments

Angus Greene 03 8415 6100 0403 749 828 angusgreene@jelliscraig.com.au

> Indicative Selling Price \$379,000 Median Unit Price March quarter 2024: \$936,300

Comparable Properties



3/3 Barries PI CLIFTON HILL 3068 (REI)



Price: \$370,000 Method: Private Sale Date: 21/03/2024 Property Type: Apartment Agent Comments

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 | P: 03 8415 6100





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