

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

3/30 EDMUND STREET CLIFTON HILL VIC 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Clifton Hill

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

1/107-109 SPENSLEY STREET CLIFTON HILL VIC 3068	\$735,000	24-Feb-24
6/8 SHORT STREET NORTHCOTE VIC 3070	\$715,000	14-Dec-23
1/309 HEIDELBERG ROAD NORTHCOTE VIC 3070	\$612,500	02-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 19 March 2024

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**1/107-109 SPENSLEY STREET
 CLIFTON HILL VIC 3068**

2 1 -

Sold Price

^{RS} **\$735,000**

Sold Date **24-Feb-24**

Distance **0.42km**



**6/8 SHORT STREET NORTHCOTE
 VIC 3070**

2 1 1

Sold Price

\$715,000

Sold Date **14-Dec-23**

Distance **0.64km**



**1/309 HEIDELBERG ROAD
 NORTHCOTE VIC 3070**

2 1 -

Sold Price

^{RS} **\$612,500**

Sold Date **02-Mar-24**

Distance **0.8km**

RS = Recent sale UN = Undisclosed Sale

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