

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

3/34 Groom Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,380,000 & \$1,450,000

Median sale price

Median price \$1,027,500 Property Type Townhouse Suburb Clifton Hill

Period - From 23/05/2023 to 22/05/2024 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	4/37 Groom St CLIFTON HILL 3068	\$1,462,000	15/03/2024
2	9/1 Marshall PI CLIFTON HILL 3068	\$1,412,000	18/05/2024
3	2/34 Groom St CLIFTON HILL 3068	\$1,381,000	02/03/2024

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:

23/05/2024 15:31

3/34 Groom Street, Clifton Hill Vic 3068



 3  2  2

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,450,000
Median Townhouse Price
23/05/2023 - 22/05/2024: \$1,027,500

Comparable Properties



4/37 Groom St CLIFTON HILL 3068 (REI)

Agent Comments

 3  2  2

Price: \$1,462,000
Method: Private Sale
Date: 15/03/2024
Property Type: Townhouse (Single)



9/1 Marshall Pl CLIFTON HILL 3068 (REI)

Agent Comments

 3  1  1

Price: \$1,412,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Townhouse (Res)



2/34 Groom St CLIFTON HILL 3068 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,381,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Townhouse (Res)

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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