

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

6/1 Marshall Place, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$1,722,500 Property Type House Suburb Clifton Hill

Period - From 10/01/2023 to 09/01/2024 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	132 Yarra St ABBOTSFORD 3067	\$1,650,000	31/08/2023
2	11 Spensley St CLIFTON HILL 3068	\$1,655,000	16/11/2023
3	1/164 Kerr St FITZROY 3065	\$1,800,000	21/07/2023

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:

10/01/2024 14:15



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

10/01/2023 - 09/01/2024: \$1,722,500

Comparable Properties



132 Yarra St ABBOTSFORD 3067 (VG)

Agent Comments

3 - -

Price: \$1,650,000

Method: Sale

Date: 31/08/2023

Property Type: House - Attached House N.E.C.

Land Size: 173 sqm approx



11 Spensley St CLIFTON HILL 3068 (REI)

Agent Comments

3 2 1

Price: \$1,655,000

Method: Sold Before Auction

Date: 16/11/2023

Property Type: Townhouse (Res)



1/164 Kerr St FITZROY 3065 (REI/VG)

Agent Comments

3 3 2

Price: \$1,800,000

Method: Sold Before Auction

Date: 21/07/2023

Property Type: Townhouse (Res)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017