

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 8/176 Noone Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,250,000 & \$1,300,000

Median sale price

Median price \$1,808,000 Property Type House Suburb Clifton Hill

Period - From 01/04/2023 to 30/06/2023 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	8/59 Leicester St FITZROY 3065	\$1,340,000	16/05/2023
2	5/35 Jamieson St FITZROY NORTH 3068	\$1,310,000	06/03/2023
3	21 Clifford PI CLIFTON HILL 3068	\$1,255,000	05/08/2023

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: 17/08/2023 14:24



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Separate office as well. 3 balconies.

Indicative Selling Price

\$1,250,000 - \$1,300,000

Median House Price

June quarter 2023: \$1,808,000

Comparable Properties



8/59 Leicester St FITZROY 3065 (REI/VG)

Agent Comments

4 3 1

Price: \$1,340,000

Method: Sold Before Auction

Date: 16/05/2023

Property Type: Townhouse (Res)



5/35 Jamieson St FITZROY NORTH 3068 (REI/VG)

Agent Comments

3 2 1

Price: \$1,310,000

Method: Sold Before Auction

Date: 06/03/2023

Property Type: Townhouse (Res)



21 Clifford Pl CLIFTON HILL 3068 (REI)

Agent Comments

3 2 2

Price: \$1,255,000

Method: Auction Sale

Date: 05/08/2023

Property Type: Townhouse (Res)

Account - Jellis Craig