Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/204 Noone Street, Clifton Hill Vic 3068

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$990,000		&		\$1,080,000			
Median sale p	rice							
Median price	\$645,000	Pro	operty Type	Unit			Suburb	Clifton Hill
Period - From	01/07/2023	to	30/09/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	lress of comparable property	Price	Date of sale
1	9/2 Groom St CLIFTON HILL 3068	\$1,100,000	21/08/2023
2	36 Federation La ABBOTSFORD 3067	\$1,100,000	29/07/2023
3	12 Barries PI CLIFTON HILL 3068	\$995,000	08/07/2023

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:

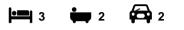
19/10/2023 13:51





Simon Shrimpton





Rooms: 4 Property Type: Townhouse Land Size: Strata sqm approx

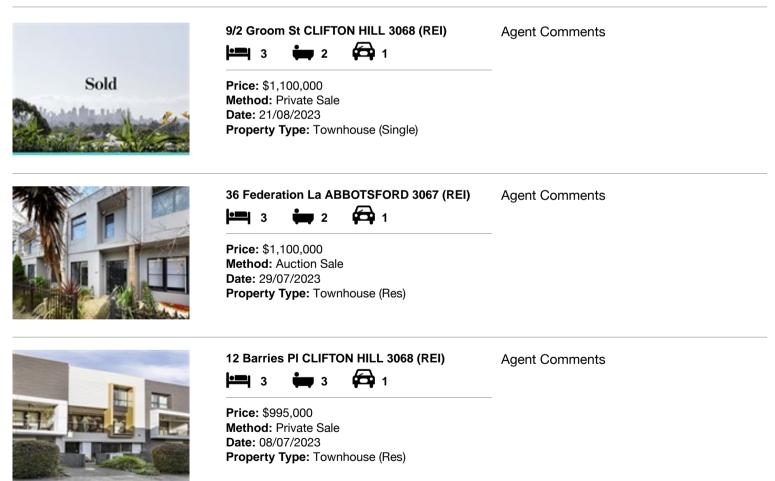
Agent Comments

03 8415 6100 0411 889 577 simonshrimpton@jelliscraig.com.au

Indicative Selling Price \$990,000 - \$1,080,000 Median Unit Price September quarter 2023: \$645,000

3 bedroom warehouse apartment running over 3 levels. Includes double garage, 2 bathrooms and private rear courtyard.

Comparable Properties



Account - Jellis Craig



propertydata com.au

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