

# 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 8/204 Noone Street, Clifton Hill Vic 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$990,000 & \$1,080,000

### Median sale price

Median price \$645,000 Property Type Unit Suburb Clifton Hill

Period - From 01/07/2023 to 30/09/2023 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	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 Pl 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



3   2   2

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

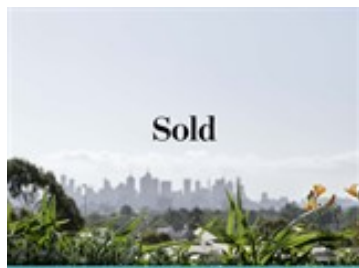
**Agent Comments**

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

**Indicative Selling Price**  
\$990,000 - \$1,080,000

**Median Unit Price**  
September quarter 2023: \$645,000

## Comparable Properties



9/2 Groom St CLIFTON HILL 3068 (REI)

**Agent Comments**

3   2   1

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 21/08/2023  
**Property Type:** Townhouse (Single)



36 Federation La ABBOTSFORD 3067 (REI)

**Agent Comments**

3   2   1

**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 29/07/2023  
**Property Type:** Townhouse (Res)



12 Barries PI CLIFTON HILL 3068 (REI)

**Agent Comments**

3   3   1

**Price:** \$995,000  
**Method:** Private Sale  
**Date:** 08/07/2023  
**Property Type:** Townhouse (Res)

Account - Jellis Craig