

## 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

3/77 Field 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

\$650,000

&

\$700,000

#### Median sale price

Median price

\$651,250

House

Unit

X

Suburb

Clifton Hill

Period - From

01/07/2016

to

30/06/2017

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	1/8 Louise St CLIFTON HILL 3068	\$712,000	20/05/2017
2	12 Stan St CLIFTON HILL 3068	\$692,000	09/08/2017
3	11/165 Noone St CLIFTON HILL 3068	\$640,000	22/07/2017

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.



**Rooms:**

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**1/8 Louise St CLIFTON HILL 3068 (REI)**

**Agent Comments**



**Price:** \$712,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** 3

**Property Type:** Apartment

**Land Size:** 36 sqm approx



**12 Stan St CLIFTON HILL 3068 (REI)**

**Agent Comments**



**Price:** \$692,000

**Method:** Private Sale

**Date:** 09/08/2017

**Rooms:** 4

**Property Type:** House (Res)



**11/165 Noone St CLIFTON HILL 3068 (REI)**

**Agent Comments**



**Price:** \$640,000

**Method:** Auction Sale

**Date:** 22/07/2017

**Rooms:** -

**Property Type:** Apartment