



 2    2    1

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$710,000  
**Median House Price**  
March quarter 2017: \$1,430,000

## Comparable Properties

404/231 Moor St FITZROY 3065 (VG)

**Agent Comments**

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**Price:** \$708,000  
**Method:** Sale  
**Date:** 17/03/2017  
**Rooms:** -  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



5/136-138 High St NORTHCOTE 3070 (REI)

**Agent Comments**

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**Price:** \$685,000  
**Method:** Sold Before Auction  
**Date:** 16/01/2017  
**Rooms:** -  
**Property Type:** Apartment



23/86 Queens Pde FITZROY NORTH 3068 (REI)

**Agent Comments**

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**Price:** \$675,000  
**Method:** Sold Before Auction  
**Date:** 08/03/2017  
**Rooms:** -  
**Property Type:** Apartment

This is inferior to 12 Stan Street being an apartment and smaller in size.

## 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

12 Stan 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)

Single price \$710,000

**Median sale price**

Median price \$1,430,000

House X

Suburb Clifton Hill

Period - From 01/01/2017 to 31/03/2017

Source REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
404/231 Moor St FITZROY 3065	\$708,000	17/03/2017
5/136-138 High St NORTHCOTE 3070	\$685,000	16/01/2017
23/86 Queens Pde FITZROY NORTH 3068	\$675,000	08/03/2017