

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

2/165 Noone Street, Clifton Hill Vic 3068

Indicative selling price

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

Single price \$635,000

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	14/150 Kerr St FITZROY 3065	\$648,000	16/09/2017
2	11/165 Noone St CLIFTON HILL 3068	\$640,000	22/07/2017
3	7/103 Rose St FITZROY 3065	\$630,000	21/09/2017

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



14/150 Kerr St FITZROY 3065 (REI)

Agent Comments



Price: \$648,000

Method: Auction Sale

Date: 16/09/2017

Rooms: -

Property Type: Apartment



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

Agent Comments



Price: \$640,000

Method: Auction Sale

Date: 22/07/2017

Rooms: -

Property Type: Apartment



7/103 Rose St FITZROY 3065 (REI)

Agent Comments



Price: \$630,000

Method: Sold Before Auction

Date: 21/09/2017

Rooms: -

Property Type: Apartment