

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

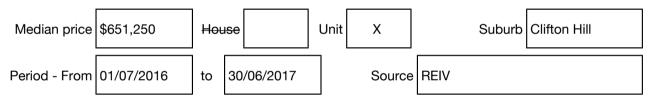
2/165 Noone Street, Clifton Hill Vic 3068

Indicative selling price

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

Single price \$635,000

Median sale price



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.

Account - Nelson Alexander | P: 03 9417 1956 | F: 03 9416 3499

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Nelson Alexander





Rooms: Property Type: Apartment Agent Comments Marek Olech 9417 1956 0413 830 954 mareko@nelsonalexander.com.au

> Indicative Selling Price \$635,000 Median Unit Price Year ending June 2017: \$651,250

Comparable Properties



14/150 Kerr St FITZROY 3065 (REI)



Price: \$648,000 Method: Auction Sale Date: 16/09/2017 Rooms: -Property Type: Apartment Agent Comments



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

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