

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 34 Fenwick Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,480,000 House X Unit Suburb Clifton Hill

Period - From 01/04/2017 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	15 Dally St CLIFTON HILL 3068	\$1,250,000	13/05/2017
2	203 Roseneath St CLIFTON HILL 3068	\$1,240,000	25/03/2017
3	45 Clifford PI CLIFTON HILL 3068	\$1,210,000	25/02/2017

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: 4
Property Type: House (Res)
Land Size: 118 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
June quarter 2017: \$1,480,000

Comparable Properties



15 Dally St CLIFTON HILL 3068 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Auction Sale
Date: 13/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 158 sqm approx

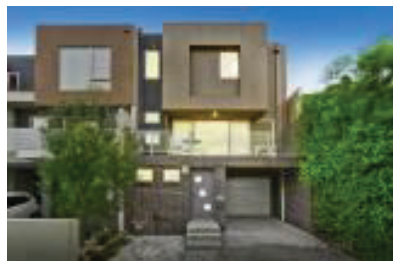


203 Roseneath St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$1,240,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: Townhouse (Res)



45 Clifford PI CLIFTON HILL 3068 (REI/VG)

Agent Comments



Price: \$1,210,000
Method: Auction Sale
Date: 25/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 119 sqm approx