

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

107 Roseneath Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,292,000

House

X

Unit

Suburb

Clifton Hill

Period - From

01/10/2017

to

31/12/2017

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	29 Leonard St NORTHCOTE 3070	\$1,406,000	18/11/2017
2	119 Spensley St CLIFTON HILL 3068	\$1,325,000	13/01/2018
3	12 Valiant St ABBOTSFORD 3067	\$1,300,000	14/10/2017

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.



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Rooms:
Property Type: House
Land Size: 373 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
December quarter 2017: \$1,292,000

Comparable Properties



29 Leonard St NORTHCOTE 3070 (REI)

Agent Comments

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Price: \$1,406,000
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 323 sqm approx



119 Spensley St CLIFTON HILL 3068 (REI)

Agent Comments

3 1 -

Price: \$1,325,000
Method: Private Sale
Date: 13/01/2018
Rooms: 5
Property Type: House (Res)
Land Size: 255 sqm approx



12 Valiant St ABBOTSFORD 3067 (REI)

Agent Comments

3 1 -

Price: \$1,300,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 300 sqm approx