

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

1/5 Barries Place Clifton Hill VIC 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$399,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$726,000

Property type

Unit

Suburb

Clifton Hill

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

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 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

2/1 Barries Place Clifton Hill VIC 3068	\$400,000	13-Feb-20
15/125 Turner Street Abbotsford VIC 3067	\$435,000	29-Feb-20
14/18-19 South Terrace Clifton Hill VIC 3068	\$430,000	25-Mar-20

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 6 months.~~

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2/1 Barries Place Clifton Hill VIC 3068

Sold Price **\$400,000** Sold Date **13-Feb-20**

1 1 1

Distance -



15/125 Turner Street Abbotsford VIC 3067

Sold Price **\$435,000** Sold Date **29-Feb-20**

1 1 1

Distance **0.51km**



14/18-19 South Terrace Clifton Hill VIC 3068

Sold Price **\$430,000** Sold Date **25-Mar-20**

1 1 1

Distance **0.53km**

RS = Recent sale **UN** = Undisclosed Sale

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