

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 6/200 Noone Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,441,000 Property Type House Suburb Clifton Hill

Period - From 01/01/2020 to 31/12/2020 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	8/1 Abbott St ABBOTSFORD 3067	\$995,000	04/12/2020
2	128/56 Nicholson St ABBOTSFORD 3067	\$1,140,000	14/11/2020
3	7/167-171 Gore St FITZROY 3065	\$1,121,000	16/10/2020

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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Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending December 2020: \$1,441,000

Comparable Properties



8/1 Abbott St ABBOTSFORD 3067 (REI)

Agent Comments

3 2 1

Price: \$995,000
Method: Private Sale
Date: 04/12/2020
Property Type: House



128/56 Nicholson St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 2 2

Price: \$1,140,000
Method: Private Sale
Date: 14/11/2020
Property Type: Townhouse (Single)



7/167-171 Gore St FITZROY 3065 (REI/VG)

Agent Comments

3 2 1

Price: \$1,121,000
Method: Auction Sale
Date: 16/10/2020
Property Type: Townhouse (Res)