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	10 Groom Street, Clifton Hill Vic 3068

Indicative selling price

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

Single price $1,399,000

Median sale price

Median price $1,782,500 Property Type House Suburb Clifton Hill

Period - From 27/08/2021 to 26/08/2022 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	1 Henderson St NORTHCOTE 3070	$1,477,500	09/07/2022
2	2 Henderson St NORTHCOTE 3070	$1,380,000	29/06/2022
3	30 Grant St CLIFTON HILL 3068	$1,340,000	04/06/2022

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.~~

This Statement of Information was prepared on: 27/08/2022 12:52

10 Groom Street, Clifton Hill Vic 3068



4 2 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,399,000
Median House Price
27/08/2021 - 26/08/2022: $1,782,500

Comparable Properties



1 Henderson St NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $1,477,500
Method: Auction Sale
Date: 09/07/2022
Property Type: House (Res)
Land Size: 298 sqm approx

Agent Comments



2 Henderson St NORTHCOTE 3070 (REI/VG)

2 1 -

Price: $1,380,000
Method: Private Sale
Date: 29/06/2022
Property Type: House
Land Size: 267 sqm approx

Agent Comments



30 Grant St CLIFTON HILL 3068 (REI/VG)

2 1 2

Price: $1,340,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House (Res)
Land Size: 211 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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