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	6/1 Marshall Place, Clifton Hill Vic 3068

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $850,000 Property Type Townhouse Suburb Clifton Hill

Period - From 19/02/2023 to 18/02/2024 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	11 Spensley St CLIFTON HILL 3068	$1,655,000	16/11/2023
2	6/22-28 Best St FITZROY NORTH 3068	$1,530,000	23/09/2023
3	40 Taplin St FITZROY NORTH 3068	$1,460,000	17/02/2024

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: 19/02/2024 09:36

6/1 Marshall Place, Clifton Hill Vic 3068



3 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median Townhouse Price
19/02/2023 - 18/02/2024: $850,000

Comparable Properties



11 Spensley St CLIFTON HILL 3068 (REI/VG)

3 2 1

Agent Comments

Price: $1,655,000
Method: Sold Before Auction
Date: 16/11/2023
Property Type: Townhouse (Res)



6/22-28 Best St FITZROY NORTH 3068 (REI)

3 2 2

Agent Comments

Price: $1,530,000
Method: Auction Sale
Date: 23/09/2023
Property Type: Townhouse (Res)



40 Taplin St FITZROY NORTH 3068 (REI)

3 2 2

Agent Comments

Price: $1,460,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Townhouse (Res)

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

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