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	20/211 Gold Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between $580,000 & $620,000

Median sale price

Median price $680,500 Property Type Unit Suburb Clifton Hill

Period - From 01/10/2018 to 30/09/2019 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	1/240 Holden St FITZROY NORTH 3068	$630,500	10/08/2019
2	4/96 Spensley St CLIFTON HILL 3068	$617,000	25/05/2019
3	13/41 Fenwick St CLIFTON HILL 3068	$530,000	16/05/2019

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: 29/10/2019 10:37

20/211 Gold Street, Clifton Hill Vic 3068



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$580,000 - $620,000
Median Unit Price
Year ending September 2019: $680,500

Comparable Properties



1/240 Holden St FITZROY NORTH 3068 (REI)

2 1 1

Agent Comments

Price: $630,500
Method: Auction Sale
Date: 10/08/2019
Rooms: 4
Property Type: Apartment



4/96 Spensley St CLIFTON HILL 3068 (REI/VG)

2 1 1

Agent Comments

Price: $617,000
Method: Auction Sale
Date: 25/05/2019
Rooms: 3
Property Type: Apartment



13/41 Fenwick St CLIFTON HILL 3068 (REI)

2 1 1

Agent Comments

Price: $530,000
Method: Private Sale
Date: 16/05/2019
Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.