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	105/139 Noone Street, Clifton Hill Vic 3068

Indicative selling price

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

Single price $685,000

Median sale price

Median price $720,000 Property Type Unit Suburb Clifton Hill

Period - From 01/10/2022 to 30/09/2023 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	2/27 Groom St CLIFTON HILL 3068	$750,000	21/10/2023
2	11/140 Queens Pde FITZROY NORTH 3068	$635,000	13/10/2023
3	6/165 Noone St CLIFTON HILL 3068	$620,000	19/07/2023

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: 07/12/2023 13:07

105/139 Noone Street, Clifton Hill Vic 3068



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$685,000
Median Unit Price
Year ending September 2023: $720,000

Comparable Properties

2/27 Groom St CLIFTON HILL 3068 (REI)

2 2 1

Price: $750,000
Method: Auction Sale
Date: 21/10/2023
Property Type: Apartment

Agent Comments



11/140 Queens Pde FITZROY NORTH 3068 (REI)

2 1 1

Price: $635,000
Method: Private Sale
Date: 13/10/2023
Property Type: Apartment

Agent Comments



6/165 Noone St CLIFTON HILL 3068 (REI/VG)

2 2 1

Price: $620,000
Method: Private Sale
Date: 19/07/2023
Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000

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