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	132 Noone Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between $900,000 & $975,000

Median sale price

Median price $1,525,000 Property Type House Suburb Clifton Hill

Period - From 01/01/2024 to 31/03/2024 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	332 Station St CARLTON NORTH 3054	$1,050,000	13/04/2024
2	14 Rutland St CLIFTON HILL 3068	$1,033,000	22/04/2024
3	53 Alexandra Pde FITZROY NORTH 3068	$950,000	10/05/2024

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: 04/07/2024 09:39

132 Noone Street, Clifton Hill Vic 3068

Nelson Alexander

James Pilliner
9347 4322
0405 106 421
jpilliner@nelsonalexander.com.au



2 -

Rooms: 4
Property Type: House
Land Size: 123.355 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $975,000
Median House Price
March quarter 2024: $1,525,000

Comparable Properties



332 Station St CARLTON NORTH 3054 (REI/VG)

2 1 -

Price: $1,050,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 104 sqm approx

Agent Comments



14 Rutland St CLIFTON HILL 3068 (REI)

2 1 -

Price: $1,033,000
Method: Private Sale
Date: 22/04/2024
Property Type: House

Agent Comments



53 Alexandra Pde FITZROY NORTH 3068 (REI)

2 1 1

Price: $950,000
Method: Private Sale
Date: 10/05/2024
Property Type: House

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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