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<br>Including suburb and postcode | 2/6 Anderson Street, Clifton Hill Vic 3068 |

## Indicative selling price

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

Range between $1,200,000 & $1,300,000

## Median sale price

Median price $449,500 Property Type Unit Suburb Clifton Hill

Period - From 01/04/2024 to 30/06/2024 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 | 7/93 Oxford St COLLINGWOOD 3066 | $1,350,000 | 27/06/2024 |
| 2 | 1 Brewery La COLLINGWOOD 3066 | $1,247,000 | 10/04/2024 |
| 3 | 2/34 Groom St CLIFTON HILL 3068 | $1,381,000 | 02/03/2024 |

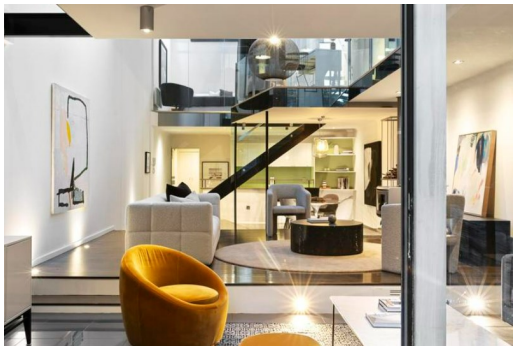
**OR**

~~**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: 31/07/2024 13:48

# 2/6 Anderson Street, Clifton Hill Vic 3068

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2 2 1

**Rooms:** 3
**Property Type:** Warehouse
**Land Size:** Strata sqm approx

**Indicative Selling Price**
$1,200,000 - $1,300,000
**Median Unit Price**
June quarter 2024: $449,500

Agent Comments

A spectacular warehouse setting of soaring glazed walls, vast interior space and rooftop terrace city views highlight this stunning converted residence.

## Comparable Properties



**7/93 Oxford St COLLINGWOOD 3066 (REI)**

2 2 1

**Price:** $1,350,000
**Method:** Sold Before Auction
**Date:** 27/06/2024
**Property Type:** Townhouse (Res)

Agent Comments



**1 Brewery La COLLINGWOOD 3066 (REI)**

2 2 2

**Price:** $1,247,000
**Method:** Sold Before Auction
**Date:** 10/04/2024
**Property Type:** Townhouse (Res)

Agent Comments



**2/34 Groom St CLIFTON HILL 3068 (REI)**

2 1 1

**Price:** $1,381,000
**Method:** Auction Sale
**Date:** 02/03/2024
**Property Type:** Townhouse (Res)

Agent Comments



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