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	6/96 Spensley Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between $670,000 & $730,000

Median sale price

Median price $736,000 Property Type Unit Suburb Clifton Hill

Period - From 07/08/2023 to 06/08/2024 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	605/8 Keele St COLLINGWOOD 3066	$740,000	31/07/2024
2	1/44 Alphington St ALPHINGTON 3078	$700,000	20/07/2024
3	8/44-46 James St NORTHCOTE 3070	$680,000	11/07/2024

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: 07/08/2024 16:52

6/96 Spensley Street, Clifton Hill Vic 3068

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2 1 1

Rooms: 4
Property Type: Apartment
Land Size: Strata sqm approx

Agent Comments

Indicative Selling Price
$670,000 - $730,000
Median Unit Price
07/08/2023 - 06/08/2024: $736,000

Comparable Properties



605/8 Keele St COLLINGWOOD 3066 (REI)

2 1 1

Price: $740,000
Method: Private Sale
Date: 31/07/2024
Property Type: Unit

Agent Comments



1/44 Alphington St ALPHINGTON 3078 (REI)

2 1 1

Price: $700,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Unit

Agent Comments



8/44-46 James St NORTHCOTE 3070 (REI)

2 1 1

Price: $680,000
Method: Private Sale
Date: 11/07/2024
Property Type: Unit

Agent Comments

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