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	4/1 Marshall Place, Clifton Hill Vic 3068

Indicative selling price

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

Single price $1,320,000

Median sale price

Median price $1,600,000 Property Type House Suburb Clifton Hill

Period - From 01/07/2023 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	8 Macrobertsons Cl FITZROY 3065	$1,270,000	30/08/2024
2	12/122 Roseneath St CLIFTON HILL 3068	$1,380,000	24/05/2024
3	1/12 Farnan St NORTHCOTE 3070	$1,300,000	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: 10/09/2024 10:03

4/1 Marshall Place, Clifton Hill Vic 3068

Nelson Alexander



4 -

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,320,000
Median House Price
Year ending June 2024: $1,600,000

Comparable Properties



8 Macrobertsons Cl FITZROY 3065 (REI)

3 2 1

Price: $1,270,000
Method: Private Sale
Date: 30/08/2024
Property Type: House

Agent Comments



12/122 Roseneath St CLIFTON HILL 3068 (REI/VG)

3 2 2

Price: $1,380,000
Method: Private Sale
Date: 24/05/2024
Property Type: Townhouse (Single)

Agent Comments



1/12 Farnan St NORTHCOTE 3070 (REI/VG)

3 2 2

Price: $1,300,000
Method: Sold Before Auction
Date: 10/05/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

REIV THE DIFFERENCE | propertydata.com.au

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