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	60 Noone Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,390,000 Property Type House Suburb Clifton Hill

Period - From 01/07/2024 to 30/09/2024 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	44 Freeman St FITZROY NORTH 3068	$1,200,000	10/08/2024
2	53 Batman St FITZROY NORTH 3068	$1,355,000	04/07/2024
3	65 Studley St ABBOTSFORD 3067	$1,235,000	25/06/2024

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: 29/10/2024 13:34

60 Noone Street, Clifton Hill Vic 3068

Justin Mellar
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2 1 0

Rooms: 4
Property Type: House
Land Size: 153 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
September quarter 2024: $1,390,000

Comparable Properties



44 Freeman St FITZROY NORTH 3068 (REI/VG)

2 1 -

Price: $1,200,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 121 sqm approx

Agent Comments



53 Batman St FITZROY NORTH 3068 (REI/VG)

2 1 -

Price: $1,355,000
Method: Private Sale
Date: 04/07/2024
Property Type: House (Res)
Land Size: 149 sqm approx

Agent Comments



65 Studley St ABBOTSFORD 3067 (REI/VG)

2 1 1

Price: $1,235,000
Method: Sold Before Auction
Date: 25/06/2024
Property Type: House (Res)
Land Size: 148 sqm approx

Agent Comments

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