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 | 4/165 Noone Street, Clifton Hill Vic 3068 |

## Indicative selling price

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

Range between $565,000 & $620,000

## Median sale price

Median price $884,500 Property Type Unit Suburb Clifton Hill

Period - From 01/10/2024 to 31/12/2024 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 | 146/158 Smith St COLLINGWOOD 3066 | $650,000 | 14/01/2025 |
| 2 | 1401D/21 Robert St COLLINGWOOD 3066 | $650,000 | 18/12/2024 |
| 3 | 1306E/9 Robert St COLLINGWOOD 3066 | $635,000 | 08/11/2024 |

**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: 28/01/2025 16:22

# 4/165 Noone Street, Clifton Hill Vic 3068

Gus Izzo
03 9403 9300
0434 006 209
gusizzo@jelliscraig.com.au



2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$565,000 - $620,000
**Median Unit Price**
December quarter 2024: $884,500

## Comparable Properties



**146/158 Smith St COLLINGWOOD 3066 (REI)**

2 2 1

**Price:** $650,000
**Method:** Private Sale
**Date:** 14/01/2025
**Property Type:** Apartment

Agent Comments



**1401D/21 Robert St COLLINGWOOD 3066 (REI)**

2 2 1

**Price:** $650,000
**Method:** Private Sale
**Date:** 18/12/2024
**Property Type:** Apartment

Agent Comments



**1306E/9 Robert St COLLINGWOOD 3066 (REI)**

2 2 1

**Price:** $635,000
**Method:** Private Sale
**Date:** 08/11/2024
**Property Type:** Unit

Agent Comments

**Account** - Jellis Craig | P: 03 8415 6100

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