

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

203/247 Gold Street, CLIFTON HILL, VIC, 3068

Indicative selling price

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

Single price

\$ 559,000

or range between \$

&

\$

Median sale price

Median price

\$ 790,000

House

Unit

X

Suburb

CLIFTON HILL

Period - From

01/03/2018

to

01/03/2019

Source

APM PriceFinder

Comparable property sales

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
25 BARKLY STREET, CARLTON VIC 3053	\$ 330,000	16/12/2018
26 MERRI PARADE, NORTHCOTE VIC 3070	\$ 395,000	10/02/2019
9 ROBERT STREET, COLLINGWOOD VIC 3066	\$ 408,000	26/01/2019