

# 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

7 Stan Street, Clifton Hill Vic 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$950,000

### Median sale price

Median price \$955,000 Property Type Unit Suburb Clifton Hill

Period - From 01/10/2020 to 31/12/2020 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.

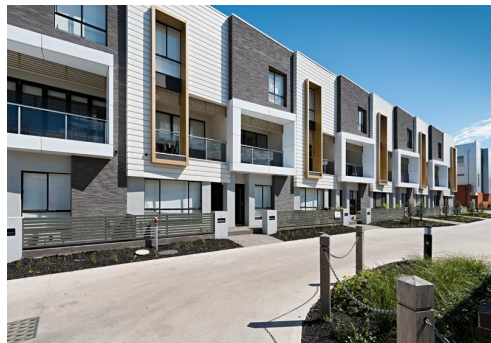
	Address of comparable property	Price	Date of sale
1	2/2 Groom St CLIFTON HILL 3068	\$970,000	28/10/2020
2	4 Barries PI CLIFTON HILL 3068	\$950,000	17/11/2020
3	18 Barries PI CLIFTON HILL 3068	\$940,000	22/10/2020

**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:

12/02/2021 17:06



3   3   1

**Rooms:** 5  
**Property Type:** House  
**Land Size:** Strata sqm approx

**Agent Comments**

3 bedroom townhouse in modern development with an OC.

**Indicative Selling Price**

\$900,000 - \$950,000

**Median Unit Price**

December quarter 2020: \$955,000

## Comparable Properties



**2/2 Groom St CLIFTON HILL 3068 (REI/VG)**

**Agent Comments**

3   2   1

**Price:** \$970,000  
**Method:** Sold Before Auction  
**Date:** 28/10/2020  
**Property Type:** Townhouse (Res)

**4 Barries PI CLIFTON HILL 3068 (VG)**

**Agent Comments**

3   -   -

**Price:** \$950,000  
**Method:** Sale  
**Date:** 17/11/2020  
**Property Type:** Townhouse (Conjoined)



**18 Barries PI CLIFTON HILL 3068 (REI/VG)**

**Agent Comments**

3   3   1

**Price:** \$940,000  
**Method:** Private Sale  
**Date:** 22/10/2020  
**Property Type:** Townhouse (Single)