

## 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

11/2-4 Wright 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,450

Property type

Unit

Suburb

Clifton Hill

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

### 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 6 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

13/41 Fenwick Street Clifton Hill VIC 3068	\$530,000	16-May-19
4/96 Spensley Street Clifton Hill VIC 3068	\$617,000	25-May-19
17/20 Ross Street Northcote VIC 3070	\$655,000	14-Sep-19

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 6 months.~~

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**13/41 Fenwick Street Clifton Hill VIC 3068** Sold Price <sup>RS</sup> **\$530,000** Sold Date **16-May-19**  
 Distance **0.09km**  
 2 1 1



**4/96 Spensley Street Clifton Hill VIC 3068** Sold Price **\$617,000** Sold Date **25-May-19**  
 Distance **0.17km**  
 2 1 1



**17/20 Ross Street Northcote VIC 3070** Sold Price <sup>RS</sup> **\$655,000** Sold Date **14-Sep-19**  
 Distance **0.51km**  
 2 1 1

RS = Recent sale      UN = Undisclosed Sale

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