

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

6/29 DWYER STREET CLIFTON HILL VIC 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Unit

Suburb

Clifton Hill

Period-from

01 Oct 2022

to

30 Sep 2023

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

38/20 ROSS STREET NORTHCOTE VIC 3070	\$443,000	21-Sep-23
9/2-4 THOMSON STREET NORTHCOTE VIC 3070	\$440,000	06-Oct-23
9/141 CLARKE STREET NORTHCOTE VIC 3070	\$450,000	29-Apr-23

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.

This Statement of Information was prepared on: 26 October 2023



**38/20 ROSS STREET NORTHCOTE
VIC 3070**

 1  1  1

Sold Price

\$443,000

Sold Date

21-Sep-23

Distance

0.36km



**9/2-4 THOMSON STREET
NORTHCOTE VIC 3070**

 1  1  1

Sold Price

^{RS} **\$440,000**

Sold Date

06-Oct-23

Distance

0.84km



**9/141 CLARKE STREET
NORTHCOTE VIC 3070**

 1  1  1

Sold Price

\$450,000

Sold Date

29-Apr-23

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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