

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

112/33 CLIVEDEN CLOSE EAST MELBOURNE VIC 3002

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

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jan 2024

to

31 Dec 2024

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

10/187 GEORGE STREET EAST MELBOURNE VIC 3002	\$495,000	24-Sep-24
10G/279 WELLINGTON PARADE SOUTH EAST MELBOURNE VIC 3002	\$450,000	18-Nov-24
213/33 CLIVEDEN CLOSE EAST MELBOURNE VIC 3002	\$366,000	14-Jan-25

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: 30 January 2025

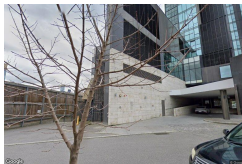


**10/187 GEORGE STREET EAST
MELBOURNE VIC 3002**

1 1 1

Sold Price **\$495,000** Sold Date **24-Sep-24**

Distance **0.69km**



**10G/279 WELLINGTON PARADE
SOUTH EAST MELBOURNE VIC
3002**

1 1 1

Sold Price **\$450,000** Sold Date **18-Nov-24**

Distance **0.07km**



**213/33 CLIVEDEN CLOSE EAST
MELBOURNE VIC 3002**

1 1 1

Sold Price ^{RS} **\$366,000** Sold Date **14-Jan-25**

Distance **0.01km**

RS = Recent sale **UN** = Undisclosed Sale

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