

# 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

202/27 Groom 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

\$670,000

&

\$700,000

### Median sale price

Median price

\$872,500

Property Type

Unit

Suburb

Clifton Hill

Period - From

01/04/2024

to

31/03/2025

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                              | Brunswick St FITZROY 3065 | \$740,000 | 23/12/2024   |
| 2                              |                           |           |              |
| 3                              |                           |           |              |

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:

21/05/2025 09:24

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Property Type: Strata Unit/Flat  
Agent Comments

Indicative Selling Price  
\$670,000 - \$700,000  
Median Unit Price  
Year ending March 2025: \$872,500

## Comparable Properties

Brunswick St FITZROY 3065 (VG)

Agent Comments

 1    -    -

Price: \$740,000  
Method: Sale  
Date: 23/12/2024  
Property Type: Strata Unit/Flat

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. There is only one, one bedroom apartment within a 2 km radius that has sold in the last 6 months. Both properties have similar features and attributes, which is why we have chosen the above property.