

# 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

14 Kiewa 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,525,000 Property Type House Suburb Clifton Hill

Period - From 01/01/2024 to 31/03/2024 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	10 Dally St CLIFTON HILL 3068	\$1,480,000	02/12/2023
2	9 Caroline St CLIFTON HILL 3068	\$1,430,000	24/02/2024
3	145 Roseneath St CLIFTON HILL 3068	\$1,340,000	16/03/2024

**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: 16/04/2024 12:19

Eric Brown  
9480 2288  
0474 870 856  
eric.b@lovere.com.au



**Rooms:** 5  
**Property Type:** House  
**Land Size:** 155.066 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
March quarter 2024: \$1,525,000

## Comparable Properties



10 Dally St CLIFTON HILL 3068 (REI)

**Agent Comments**



**Price:** \$1,480,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)



9 Caroline St CLIFTON HILL 3068 (REI)

**Agent Comments**



**Price:** \$1,430,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)  
**Land Size:** 190 sqm approx



145 Roseneath St CLIFTON HILL 3068 (REI)

**Agent Comments**



**Price:** \$1,340,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House

Account - Love & Co