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

140a Gold Street, Clifton Hill Vic 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,400,000		&		\$1,500,000					
Median sale p	rice									
Median price	\$1,568,000	Pro	operty Type	Hou	se		Suburb	Clifton Hill		
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	546 Canning St CARLTON NORTH 3054	\$1,500,000	26/09/2023
2	131a Miller St FITZROY NORTH 3068	\$1,470,000	29/07/2023
3	3 Berry St CLIFTON HILL 3068	\$1,410,000	06/12/2023

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:

11/01/2024 11:17





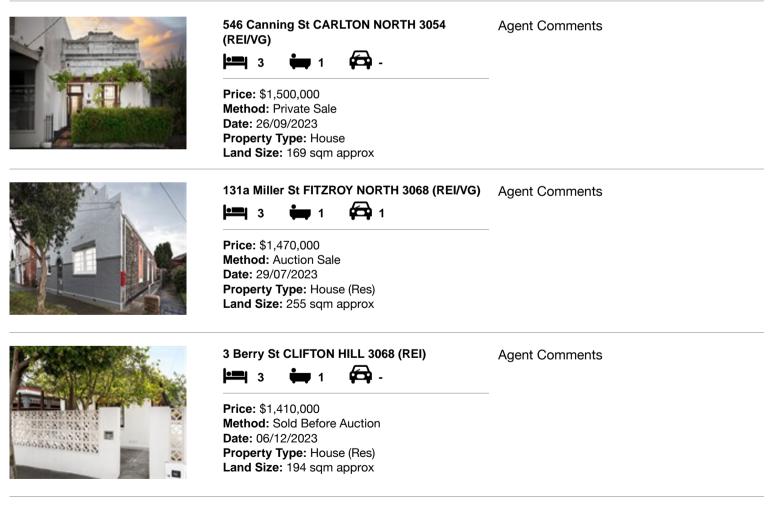




Rooms: 5 Property Type: House Agent Comments Lee Muddle 03 8415 6100 0449 130 331 leemuddle@jelliscraig.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price September quarter 2023: \$1,568,000

Comparable Properties



Account - Jellis Craig



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