

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,568,000 Property Type House Suburb Clifton Hill

Period - From 01/07/2023 to 30/09/2023 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	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**

## Comparable Properties



**546 Canning St CARLTON NORTH 3054 (REI/VG)**

**Agent Comments**



**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 26/09/2023

**Property Type:** House

**Land Size:** 169 sqm approx



**131a Miller St FITZROY NORTH 3068 (REI/VG)**

**Agent Comments**



**Price:** \$1,470,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** House (Res)

**Land Size:** 255 sqm approx



**3 Berry St CLIFTON HILL 3068 (REI)**

**Agent Comments**



**Price:** \$1,410,000

**Method:** Sold Before Auction

**Date:** 06/12/2023

**Property Type:** House (Res)

**Land Size:** 194 sqm approx

**Account - Jellis Craig**