# 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	15c John Street, Clifton Hill Vic 3068
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000	&	\$1,175,000
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### Median sale price

Median price	\$872,500	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	8 York PI FITZROY NORTH 3068	\$1,175,000	27/04/2025
2	240 Langridge St ABBOTSFORD 3067	\$1,151,000	04/04/2025
3	26 Raphael St ABBOTSFORD 3067	\$1,155,000	14/03/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/05/2025 15:45
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**Indicative Selling Price** \$1,100,000 - \$1,175,000 **Median Unit Price** Year ending March 2025: \$872,500



Rooms: 5

Property Type: Townhouse Land Size: Strata sqm approx

**Agent Comments** 

# Comparable Properties



8 York PI FITZROY NORTH 3068 (REI)

Price: \$1,175,000 Method: Private Sale Date: 27/04/2025 Property Type: House **Agent Comments** 



240 Langridge St ABBOTSFORD 3067 (REI)

Price: \$1,151,000 Method: Private Sale Date: 04/04/2025

Property Type: Townhouse (Single)

Agent Comments



26 Raphael St ABBOTSFORD 3067 (REI)

Price: \$1,155,000

Method: Sold Before Auction

Date: 14/03/2025

Property Type: Townhouse (Res)

**Agent Comments** 

Account - Jellis Craig | P: 03 8415 6100





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