## 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	2/34 Groom 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 \$1,350,000	&	\$1,450,000
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#### Median sale price

Median price	\$1,787,500	Pro	perty Type	House		Suburb	Clifton Hill
Period - From	01/10/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	2/2a Mollison St ABBOTSFORD 3067	\$1,455,000	21/10/2023
2	29/78 Oxford St COLLINGWOOD 3066	\$1,357,000	12/10/2023
3	706/31 Wellington St COLLINGWOOD 3066	\$1,350,000	09/11/2023

#### 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:	02/02/2024 12:20





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Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price December quarter 2023: \$1,787,500



Property Type: Townhouse (Res)
Agent Comments

# Comparable Properties



2/2a Mollison St ABBOTSFORD 3067 (REI/VG) Agent Comments

2 **2** 2

Price: \$1,455,000 Method: Auction Sale Date: 21/10/2023 Property Type: Unit



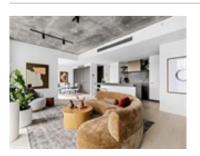
29/78 Oxford St COLLINGWOOD 3066 (REI)

🛏 2 **≒** 2 🛱

Price: \$1,357,000

Method: Sold Before Auction

Date: 12/10/2023 Property Type: Unit



706/31 Wellington St COLLINGWOOD 3066

(REI/VG)

(KE# 70) |**←** 2

• 3

€ 2

**Price:** \$1,350,000 **Method:** Private Sale **Date:** 09/11/2023

Property Type: Apartment

Account - Jellis Craig | P: 03 8415 6100





Agent Comments

Agent Comments