Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 21D Grant Street, Clifton Hill Vic 3068

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$650,000		&		\$700,000			
Median sale p	rice							
Median price	\$810,000	Pro	operty Type	Unit			Suburb	Clifton Hill
Period - From	01/10/2023	to	31/12/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	8/26-36 High St NORTHCOTE 3070	\$670,000	23/09/2023
2			
3			

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:

21/02/2024 07:26



21D Grant Street, Clifton Hill Vic 3068



Simon Shrimpton 03 8415 6100 0411 889 577





Rooms: 2 Property Type: Apartment Land Size: 80 sqm approx

Agent Comments

simonshrimpton@jelliscraig.com.au Indicative Selling Price \$650,000 - \$700,000

Median Unit Price December quarter 2023: \$810,000

First the size and then the style and quality of this huge light-filled apartment will surprise with its designated spaces to study, lounge, cook up a storm, dine and entertain.

Comparable Properties



8/26-36 High St NORTHCOTE 3070 (REI)

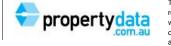


Price: \$670,000 Method: Auction Sale Date: 23/09/2023 Property Type: Unit Agent Comments

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.

Account - Jellis Craig | P: 03 8415 6100





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