

# 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

27 Park Drive, 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 \$1,650,000 & \$1,750,000

### 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	13 Park Dr CLIFTON HILL 3068	\$1,829,000	22/07/2023
2	132 Yarra St ABBOTSFORD 3067	\$1,800,000	06/09/2023
3	24 Mater St COLLINGWOOD 3066	\$1,600,000	11/05/2023

**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:

01/11/2023 17:02



3   2   2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

September quarter 2023: \$1,568,000

## Comparable Properties



**13 Park Dr CLIFTON HILL 3068 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,829,000

**Method:** Auction Sale

**Date:** 22/07/2023

**Property Type:** House (Res)

**Land Size:** 150 sqm approx



**132 Yarra St ABBOTSFORD 3067 (REI)**

Agent Comments

3   2   2

**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 06/09/2023

**Property Type:** House

**Land Size:** 173 sqm approx



**24 Mater St COLLINGWOOD 3066 (VG)**

Agent Comments

3   -   -

**Price:** \$1,600,000

**Method:** Sale

**Date:** 11/05/2023

**Property Type:** House - Attached House N.E.C.

**Land Size:** 118 sqm approx

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