

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

3 Aitken Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,200,000

&

\$1,280,000

Median sale price

Median price \$1,722,500

Property Type House

Suburb Clifton Hill

Period - From 05/02/2023

to 04/02/2024

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	199 Gipps St ABBOTSFORD 3067	\$1,267,500	04/11/2023
2	33 Studley St ABBOTSFORD 3067	\$1,250,000	12/12/2023
3	55a Gold St COLLINGWOOD 3066	\$1,210,000	16/11/2023

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:

05/02/2024 22:48



2 1 0

Property Type: House

Land Size: 152 sqm approx

Agent Comments

Comparable Properties



199 Gipps St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 1

Price: \$1,267,500

Method: Auction Sale

Date: 04/11/2023

Property Type: House (Res)



33 Studley St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 1

Price: \$1,250,000

Method: Private Sale

Date: 12/12/2023

Property Type: House (Res)



55a Gold St COLLINGWOOD 3066 (REI)

Agent Comments

3 1 -

Price: \$1,210,000

Method: Auction Sale

Date: 16/11/2023

Property Type: House (Res)