## 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 38 The Esplanade, Clifton Hill Vic 3068

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	1 \$2,400,000		&		\$2,600,000				
Median sale price									
Median price	\$1,787,500	Pro	Property Type Ho		louse		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.

Ad	dress of comparable property	Price	Date of sale
1	30 Caroline St CLIFTON HILL 3068	\$2,765,000	16/12/2023
2	8 Horne St CLIFTON HILL 3068	\$2,405,000	24/02/2024
3			

OR

**B**<sup>\*</sup> 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:

28/03/2024 11:11









Property Type: House Land Size: 485 sqm approx Agent Comments Antony Harbor 8415 6100 0406 585 435 antonyharbor@jelliscraig.com.au

Indicative Selling Price \$2,400,000 - \$2,600,000 Median House Price December quarter 2023: \$1,787,500

# **Comparable Properties**

30 Caroline St CLIFTON HILL 3068 (REI/VG) 4 2 2 2 Price: \$2,765,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 383 sqm approx	Agent Comments		
8 Horne St CLIFTON HILL 3068 (REI) 4 1 1 1 Price: \$2,405,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 530 sqm approx	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

propertydata



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