

# 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

38 The Esplanade, 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 \$2,400,000 & \$2,600,000

### Median sale price

Median price \$1,787,500 Property 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	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\* 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



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**Property Type:** House

**Land Size:** 485 sqm approx

Agent Comments

## Comparable Properties



**30 Caroline St CLIFTON HILL 3068 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$2,765,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)

**Land Size:** 383 sqm approx



**8 Horne St CLIFTON HILL 3068 (REI)**

Agent Comments

 4    1    1

**Price:** \$2,405,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 530 sqm approx

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.