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 39 John 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 | \$860,000 | | & | | \$940,000 | | | |
| Median sale pr | rice | | | | | | | |
| Median price | \$1,787,500 | Pro | operty Type | Hou | se | | 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 | 18 Laura PI FITZROY NORTH 3068 | \$905,000 | 28/10/2023 |
| 2 | 182 Easey St COLLINGWOOD 3066 | \$901,100 | 04/12/2023 |
| 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:

19/03/2024 13:53





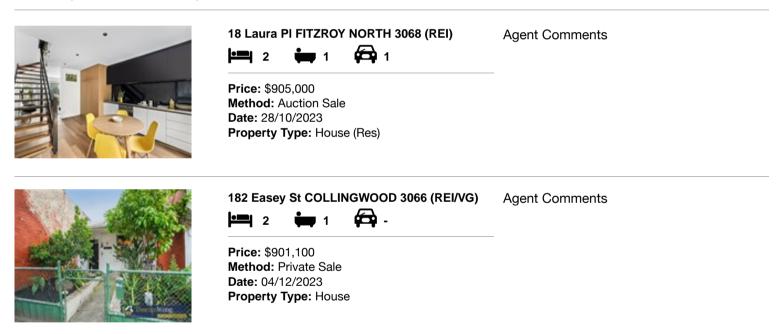




Property Type: Townhouse (Res) Land Size: 0 sqm approx Agent Comments Johanna Doherty 8415 6100 0411 152 106 johannadoherty@jelliscraig.com.au

Indicative Selling Price \$860,000 - \$940,000 Median House Price December quarter 2023: \$1,787,500

Comparable Properties



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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