

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

39 John Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$860,000 & \$940,000

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	18 Laura Pl 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

Comparable Properties



18 Laura PI FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$905,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)



182 Easey St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$901,100

Method: Private Sale

Date: 04/12/2023

Property Type: House

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.