

# 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

430 Wellington Street, 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 \$1,950,000 & \$2,100,000

### Median sale price

Median price \$1,525,000 Property Type House Suburb Clifton Hill

Period - From 01/01/2024 to 31/03/2024 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	704 Rathdowne St CARLTON NORTH 3054	\$2,250,000	31/05/2024
2	45 Ramsden St CLIFTON HILL 3068	\$2,250,000	25/06/2024
3	16 Myrtle St CLIFTON HILL 3068	\$2,100,000	02/07/2024

**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:

04/07/2024 15:39

Simon Shrimpton

03 8415 6100

0411 889 577

simonshrimpton@jellisrcraig.com.au



4    3    1

**Rooms:** 6**Property Type:** House**Land Size:** 173 sqm approx**Agent Comments**

A sublime family sanctuary extending over 2 stunning levels, 'Clifton' is a beautiful 4 bedroom, 3 bathroom Victorian integrating multiple outdoor areas in a convenient city-edge position. A classic heritage profile in a leafy courtyard setting reveals the light and airy indoor-outdoor dimensions of

**Indicative Selling Price**

\$1,950,000 - \$2,100,000

**Median House Price**

March quarter 2024: \$1,525,000

## Comparable Properties

**704 Rathdowne St CARLTON NORTH 3054 (REI)**

3    2    1

**Price:** \$2,250,000**Method:** Sold Before Auction**Date:** 31/05/2024**Property Type:** House (Res)**Agent Comments**

LAND: 192m2

**45 Ramsden St CLIFTON HILL 3068 (REI)**

4    2    1

**Price:** \$2,250,000**Method:** Private Sale**Date:** 25/06/2024**Property Type:** House**Land Size:** 223 sqm approx**Agent Comments****16 Myrtle St CLIFTON HILL 3068 (REI)**

4    2    -

**Price:** \$2,100,000**Method:** Private Sale**Date:** 02/07/2024**Property Type:** House (Res)**Agent Comments**

LAND: 195m2

Account - Jellis Craig | P: 03 8415 6100