

# 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

45 Grant 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 \$2,300,000 & \$2,500,000

### Median sale price

Median price \$1,555,000 Property Type House Suburb Clifton Hill

Period - From 01/01/2023 to 31/03/2023 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	27 Coleman St FITZROY NORTH 3068	\$2,120,000	20/05/2023
2	17 Hunter St ABBOTSFORD 3067	\$2,100,000	09/05/2023
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:

15/06/2023 09:06



**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 255 sqm approx

Agent Comments

## Comparable Properties



**27 Coleman St FITZROY NORTH 3068 (REI)**

Agent Comments



**Price:** \$2,120,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** House (Res)

**Land Size:** 245 sqm approx



**17 Hunter St ABBOTSFORD 3067 (REI)**

Agent Comments



**Price:** \$2,100,000

**Method:** Private Sale

**Date:** 09/05/2023

**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.

Account - Jellis Craig