

# 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 50 Roseneath 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 \$870,000 & \$950,000

### Median sale price

Median price \$1,568,000 Property Type House Suburb Clifton Hill

Period - From 01/07/2023 to 30/09/2023 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	32 Condell St FITZROY 3065	\$1,030,000	17/06/2023
2	71 Keele St COLLINGWOOD 3066	\$915,000	03/05/2023
3	180 Easey St COLLINGWOOD 3066	\$885,000	20/03/2023

**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: 01/11/2023 20:05



**Property Type:** House

**Land Size:** 256 sqm approx

Agent Comments

## Comparable Properties



**32 Condell St FITZROY 3065 (REI/VG)**

Agent Comments



**Price:** \$1,030,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House (Res)

**Land Size:** 135 sqm approx



**71 Keele St COLLINGWOOD 3066 (REI/VG)**

Agent Comments



**Price:** \$915,000

**Method:** Private Sale

**Date:** 03/05/2023

**Property Type:** House

**Land Size:** 234 sqm approx



**180 Easey St COLLINGWOOD 3066 (REI/VG)**

Agent Comments



**Price:** \$885,000

**Method:** Sold Before Auction

**Date:** 20/03/2023

**Property Type:** House (Res)

**Land Size:** 125 sqm approx