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 63 Heidelberg Road, Clifton Hill Vic 3068

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$980,000		&		\$1,050,000			
Median sale p	rice							
Median price	\$1,525,000	Pro	Property Type Ho		louse		Suburb	Clifton Hill
Period - From	01/01/2024	to	31/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	209 Westgarth St NORTHCOTE 3070	\$1,075,000	29/01/2024
2			
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:

02/07/2024 11:42









Property Type: House Land Size: 202 sqm approx Agent Comments Separate study as well. Lee Muddle 03 8415 6100 0449 130 331 leemuddle@jelliscraig.com.au

Indicative Selling Price \$980,000 - \$1,050,000 Median House Price March quarter 2024: \$1,525,000

Comparable Properties



209 Westgarth St NORTHCOTE 3070 (REI/VG) Agent Comments



Price: \$1,075,000 Method: Private Sale Date: 29/01/2024 Property Type: House Land Size: 222 sqm approx

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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