

# 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 65 Heidelberg Road, 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 \$1,250,000 & \$1,325,000

### 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	145 Roseneath St CLIFTON HILL 3068	\$1,340,000	16/03/2024
2	18 Maugie St ABBOTSFORD 3067	\$1,340,000	07/10/2023
3	33 Studley St ABBOTSFORD 3067	\$1,250,000	12/12/2023

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: 19/03/2024 16:25



**Rooms:** 4

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,325,000

**Median House Price**

December quarter 2023: \$1,787,500

## Comparable Properties



**145 Roseneath St CLIFTON HILL 3068 (REI)**

Agent Comments



**Price:** \$1,340,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** House



**18 Maugie St ABBOTSFORD 3067 (REI/VG)**

Agent Comments



**Price:** \$1,340,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** House (Res)

**Land Size:** 209 sqm approx



**33 Studley St ABBOTSFORD 3067 (REI/VG)**

Agent Comments



**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 12/12/2023

**Property Type:** House (Res)

**Land Size:** 171 sqm approx