

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 54 Council Street, Clifton Hill Vic 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,800,000

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	111 Greeves St FITZROY 3065	\$1,724,000	18/03/2023
2	58 Young St FITZROY 3065	\$1,715,000	25/02/2023
3	119 Hotham St COLLINGWOOD 3066	\$1,820,000	11/02/2023

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:

17/06/2023 12:07



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Property Type: House

Land Size: 165 sqm approx

Agent Comments

Comparable Properties



111 Greeves St FITZROY 3065 (REI)

Agent Comments

3 1 -

Price: \$1,724,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House (Res)



58 Young St FITZROY 3065 (REI/VG)

Agent Comments

3 2 -

Price: \$1,715,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)

Land Size: 175 sqm approx



119 Hotham St COLLINGWOOD 3066 (REI/VG)

Agent Comments

3 2 -

Price: \$1,820,000

Method: Auction Sale

Date: 11/02/2023

Property Type: House (Res)

Land Size: 149 sqm approx

Account - Jellis Craig