

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

428 Wellington Street, Clifton Hill Vic 3068

Indicative selling price

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

Single price \$1,995,000

Median sale price

Median price \$1,625,000

Property Type House

Suburb Clifton Hill

Period - From 01/01/2021

to 31/03/2021

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	361 Wellington St CLIFTON HILL 3068	\$1,908,000	15/05/2021
2	8 James St ABBOTSFORD 3067	\$1,931,000	01/05/2021
3	750 Drummond St CARLTON NORTH 3054	\$1,990,000	12/04/2021

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:

12/07/2021 18:49



4 2 1

Property Type: House (Res)

Land Size: 178 sqm approx

Agent Comments

Comparable Properties



361 Wellington St CLIFTON HILL 3068 (REI/VG)

Agent Comments

3 2 2

Price: \$1,908,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 288 sqm approx



8 James St ABBOTSFORD 3067 (REI)

Agent Comments

3 2 1

Price: \$1,931,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)



750 Drummond St CARLTON NORTH 3054 (REI/VG)

Agent Comments

4 2 -

Price: \$1,990,000

Method: Private Sale

Date: 12/04/2021

Property Type: House

Land Size: 150 sqm approx