

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

137 Gold Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

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	218 Rae St FITZROY NORTH 3068	\$1,286,000	01/04/2023
2	42 Clauscen St FITZROY NORTH 3068	\$1,250,000	05/01/2023
3	5 Trenerry Cr ABBOTSFORD 3067	\$1,225,000	03/06/2023

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:

14/06/2023 13:49

137 Gold Street, Clifton Hill Vic 3068

**Jellis
Craig**

Lee Muddle

03 8415 6100

0449 130 331

leemuddle@jellisrcraig.com.au

Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

March quarter 2023: \$1,555,000



Rooms: 4

Property Type:

Land Size: 185 sqm approx

Agent Comments

Comparable Properties



218 Rae St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$1,286,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 150 sqm approx



42 Clausen St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 05/01/2023

Property Type: House

Land Size: 160 sqm approx



5 Trenerry Cr ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$1,225,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Account - Jellis Craig



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