

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

6 Dally Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,610,000

Property Type House

Suburb Clifton Hill

Period - From 01/07/2021

to

30/09/2021

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	38 Grant St CLIFTON HILL 3068	\$1,513,000	26/06/2021
2	13 Ivan St FITZROY NORTH 3068	\$1,495,000	02/10/2021
3	75 Roseneath St CLIFTON HILL 3068	\$1,475,000	16/09/2021

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:

18/10/2021 15:49

6 Dally Street, Clifton Hill Vic 3068

**Jellis
Craig**

Johanna Doherty

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

September quarter 2021: \$1,610,000



Property Type: House (Previously Occupied - Detached)

Land Size: 160 sqm approx

Agent Comments

Comparable Properties



38 Grant St CLIFTON HILL 3068 (REI/VG)

Agent Comments



Price: \$1,513,000

Method: Sold Before Auction

Date: 26/06/2021

Property Type: House (Res)

Land Size: 157 sqm approx



13 Ivan St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,495,000

Method: Sold Before Auction

Date: 02/10/2021

Property Type: House



75 Roseneath St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$1,475,000

Method: Auction Sale

Date: 16/09/2021

Property Type: House

Account - Jellis Craig



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