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	cons	sumer.vic.gc	v.au	/underquot	ing		
Range betweer	\$1,450,000		&		\$1,550,000			
Median sale pr	rice							
Median price	\$1,610,000	Pro	operty Type	Hou	se		Suburb	Clifton Hill
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ade	dress 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



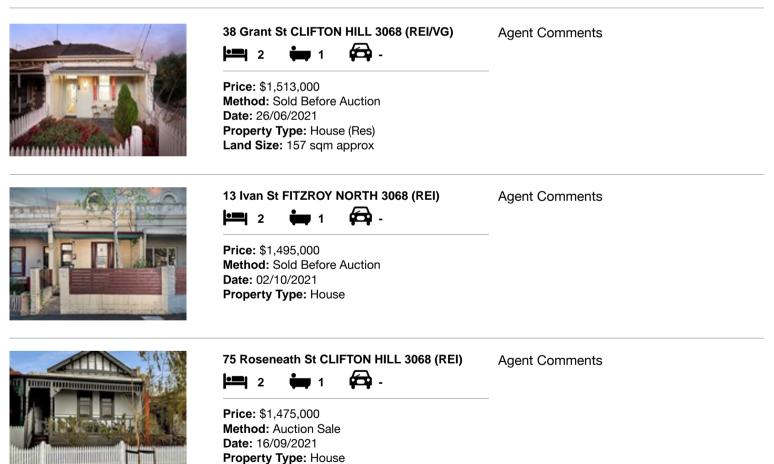


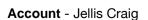


Property Type: House (Previously Occupied - Detached) Land Size: 160 sqm approx Agent Comments Johanna Doherty 8415 6100 0411 152 106 johannadoherty@jelliscraig.com.au

Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price September quarter 2021: \$1,610,000

Comparable Properties





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