

20 Yambla Street, Clifton Hill, VIC 3068



3 Bed, 3 Bath, 2 Car
Property Type: House – Terrace
Land Size: 193 sqm approx
Indicative Selling Price
 \$1,500,000 - \$1,650,000
Median House Price
 Year ending March 2024:
 \$1,693,750

Comparable Properties



46 Yambla Street, Clifton Hill 3068 (REI)
3 Bed, 2 Bath, 1 Car
Price: \$1,525,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House
Agent Comments: Same location, inferior size and outside space, superior quality



6/1 Marshall Place, Clifton Hill 3068 (REI/VG)
3 Bed, 2 Bath, 1 Car
Price: \$1,610,000
Method: Auction Sale
Date: 09/03/2024
Property Type: Townhouse (Res)
Agent Comments: Superior quality finish, Comparable location, Comparable size, Inferior as only two bathrooms



2c Ballarat Street, Collingwood 3066 (REI)
3 Bed, 1 Bath
Price: \$1,530,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Agent Comments: Inferior location, Comparable condition, Similar style

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode
20 Yambla Street, Clifton Hill, VIC 3068

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,693,750 House x Suburb Clifton Hill

Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales

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
46 Yambla Street, Clifton Hill 3068	\$1,525,000	02/03/2024
6/1 Marshall Place, Clifton Hill 3068	\$1,610,000	09/03/2024
2c Ballarat Street, Collingwood 3066	\$1,530,000	01/06/2024

This Statement of Information was prepared on:

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