# woodards

## 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

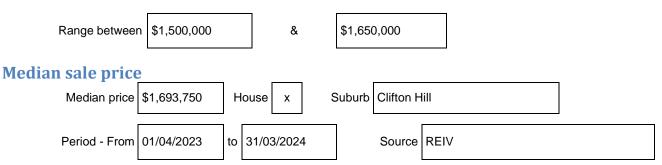
#### Sections 47AF of the Estate Agents Act 1980

### **Property offered** for sale

Address Including suburb or locality and postcode

### **Indicative selling price**

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



### **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:

05/07/2024 14:43



This guide must not be taken as legal advice.