

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

10 O'Grady Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$2,600,000

&

\$2,800,000

Median sale price

Median price \$1,640,000

Property Type House

Suburb Clifton Hill

Period - From 01/10/2022

to

30/09/2023

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	45 Grant St CLIFTON HILL 3068	\$2,565,000	05/08/2023
2			
3			

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:

22/11/2023 10:12

10 O'Grady Street, Clifton Hill Vic 3068



John Bisignano

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Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

Year ending September 2023: \$1,640,000



4 1 2

Property Type: House (Res)

Land Size: 490 sqm approx

Agent Comments

Comparable Properties



45 Grant St CLIFTON HILL 3068 (REI/VG)

Agent Comments

3 2 -

Price: \$2,565,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)

Land Size: 258 sqm approx

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.

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



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