

# 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

19 Reillys Way, Clifton Hill Vic 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$795,000 & \$870,000

### Median sale price

Median price \$865,000 Property Type Unit Suburb Clifton Hill

Period - From 01/01/2022 to 31/12/2022 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	440 Wellington St CLIFTON HILL 3068	\$870,000	16/11/2022
2	15/205 Johnston St FITZROY 3065	\$850,000	28/01/2023
3	76 Little Charles St ABBOTSFORD 3067	\$838,800	12/12/2022

**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:

24/02/2023 14:06



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**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:** 2129 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$795,000 - \$870,000  
**Median Unit Price**  
Year ending December 2022: \$865,000

## Comparable Properties



**440 Wellington St CLIFTON HILL 3068**  
(REI/VG)

Agent Comments

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**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 16/11/2022  
**Property Type:** House  
**Land Size:** 127 sqm approx



**15/205 Johnston St FITZROY 3065 (REI)**

Agent Comments

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**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 28/01/2023  
**Property Type:** Apartment



**76 Little Charles St ABBOTSFORD 3067**  
(REI/VG)

Agent Comments

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**Price:** \$838,800  
**Method:** Private Sale  
**Date:** 12/12/2022  
**Property Type:** Townhouse (Single)

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