

Statement of Information

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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

15j John Street, Clifton Hill Vic 3068

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$665,000 & \$730,000

Median sale price

Median price \$792,500 House Unit X Suburb Clifton Hill

Period - From 01/04/2018 to 31/03/2019 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	25h Grant St CLIFTON HILL 3068	\$727,000	23/03/2019
2	1/328 Johnston St ABBOTSFORD 3067	\$715,000	21/03/2019
3	42/1 St David St FITZROY 3065	\$675,000	07/05/2019

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.~~