## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Proper	rty offere	ed for s	sale										
Address Including suburb and postcode			13 Park	( Driv	e, Clifton Hi	ill Vic 3	068						
Indicat	tive selli	ng pric	e										
For the	meaning	of this p	orice see	cons	sumer.vic.g	ov.au/ι	underquo	oting					
Range between \$1,59			5,000		&	\$1,695,000							
Media	n sale pr	ice											
Median price		\$1,555,0	000	Pro	operty Type	Hous	е		Subu	rb Cl	ifton Hill		
Period - From 01/		01/01/2	023	to	31/03/2023	Source			1				
Compa	arable pr	roperty	sales	(*De	lete A or E	3 belo	w as ap	plica	ble)				
<b>A*</b>	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													
2													
3													
OR													
B*					epresentativ wo kilometre							e comparable onths.	
This Statement of Information was prepared on:								on: [	28/06/2023 09:35				

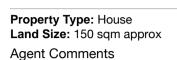




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**Indicative Selling Price** \$1,595,000 - \$1,695,000 **Median House Price** March quarter 2023: \$1,555,000





## Comparable Properties

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 - Jellis Craig



