

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

45 Hodgkinson Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,300,000

&

\$1,375,000

Median sale price

Median price \$1,471,000

Property Type House

Suburb Clifton Hill

Period - From 01/10/2019

to

30/09/2020

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	33 Dally St CLIFTON HILL 3068	\$1,350,000	28/10/2020
2	160 Spensley St CLIFTON HILL 3068	\$1,350,000	09/06/2020
3	27 Egremont St FITZROY NORTH 3068	\$1,300,000	08/07/2020

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:

10/11/2020 13:52



2 1 0

Property Type: House

Land Size: 153 sqm approx

Agent Comments

Comparable Properties



33 Dally St CLIFTON HILL 3068 (REI)

Agent Comments

2 1 -

Price: \$1,350,000

Method: Sold Before Auction

Date: 28/10/2020

Property Type: House



160 Spensley St CLIFTON HILL 3068 (REI/VG) Agent Comments

2 1 -

Price: \$1,350,000

Method: Sold Before Auction

Date: 09/06/2020

Rooms: 4

Property Type: House (Res)

Land Size: 245 sqm approx



**27 Egremont St FITZROY NORTH 3068
(REI/VG)**

Agent Comments

2 2 -

Price: \$1,300,000

Method: Sold Before Auction

Date: 08/07/2020

Property Type: House

Land Size: 105 sqm approx