

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

41 Gordon Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$1,750,000

Property Type House

Suburb Clifton Hill

Period - From 01/04/2021

to

30/06/2021

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	53 hodgkinson St CLIFTON HILL 3068	\$1,750,000	22/04/2021
2	34 Caroline St CLIFTON HILL 3068	\$1,635,000	27/03/2021
3	16 Gordon St CLIFTON HILL 3068	\$1,625,000	03/03/2021

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:

05/08/2021 11:10



Property Type:

Divorce/Estate/Family Transfers

Land Size: 223 sqm approx

Agent Comments

Comparable Properties



53 hodgkinson St CLIFTON HILL 3068 (REI/VG)

Agent Comments



Price: \$1,750,000

Method: Auction Sale

Date: 22/04/2021

Property Type: House (Res)

Land Size: 214 sqm approx



34 Caroline St CLIFTON HILL 3068 (REI/VG)

Agent Comments



Price: \$1,635,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 221 sqm approx



16 Gordon St CLIFTON HILL 3068 (REI/VG)

Agent Comments



Price: \$1,625,000

Method: Sold Before Auction

Date: 03/03/2021

Property Type: House (Res)

Land Size: 186 sqm approx