

# 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

49 John Street, 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)

Single price

\$900,000

### Median sale price

Median price

\$1,555,000

Property Type

House

Suburb

Clifton Hill

Period - From

01/01/2023

to

31/03/2023

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	1/69-73 Brunswick Rd BRUNSWICK EAST 3057	\$950,000	01/05/2023
2	39 Latrobe Av ALPHINGTON 3078	\$940,000	29/05/2023
3	4/116 Nicholson St BRUNSWICK EAST 3057	\$885,000	31/05/2023

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:

14/06/2023 09:27

49 John Street, Clifton Hill Vic 3068



Michael Amarant

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**Indicative Selling Price**

\$900,000

**Median House Price**

March quarter 2023: \$1,555,000



2 1 1

**Property Type:** Townhouse  
(Single)

[Agent Comments](#)

Note - Revised Auction Date. New Date :Friday 16th June. 5.45pm. Via Zoom/Private Auction. Vendors reserve \$900,000.

## Comparable Properties



**1/69-73 Brunswick Rd BRUNSWICK EAST 3057 (REI)**

[Agent Comments](#)

2 2 1

**Price:** \$950,000

**Method:** Private Sale

**Date:** 01/05/2023

**Property Type:** Townhouse (Single)



**39 Latrobe Av ALPHINGTON 3078 (REI)**

[Agent Comments](#)

2 2 1

**Price:** \$940,000

**Method:** Private Sale

**Date:** 29/05/2023

**Property Type:** Townhouse (Single)



**4/116 Nicholson St BRUNSWICK EAST 3057 (REI)**

[Agent Comments](#)

2 1 1

**Price:** \$885,000

**Method:** Private Sale

**Date:** 31/05/2023

**Property Type:** Townhouse (Single)

**Account - Jellis Craig**



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