

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

13 Hilton Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$1,390,000

Property Type

House

Suburb

Clifton Hill

Period - From

01/07/2024

to

30/09/2024

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	108 Alexandra Pde FITZROY 3065	\$860,000	28/09/2024
2	12 Stafford St ABBOTSFORD 3067	\$865,000	05/09/2024
3	20 Salisbury Cr FITZROY NORTH 3068	\$800,000	01/07/2024

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:

06/11/2024 16:03

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Indicative Selling Price

\$800,000 - \$850,000

Median House Price

September quarter 2024: \$1,390,000



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Property Type: House (Res)

Agent Comments

Comparable Properties

**108 Alexandra Pde FITZROY 3065 (REI)**

Agent Comments

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Price: \$860,000**Method:** Private Sale**Date:** 28/09/2024**Property Type:** House**12 Stafford St ABBOTSFORD 3067 (REI/VG)**

Agent Comments

2
 1
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Price: \$865,000**Method:** Private Sale**Date:** 05/09/2024**Property Type:** House**Land Size:** 118 sqm approx**20 Salisbury Cr FITZROY NORTH 3068 (VG)**

Agent Comments

2
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Price: \$800,000**Method:** Sale**Date:** 01/07/2024**Property Type:** House - Attached House N.E.C.**Land Size:** 143 sqm approx

Account - Whitefox Real Estate | P: 96459699