

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

17 Park Drive, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$1,630,000 Property Type House Suburb Clifton Hill

Period - From 01/10/2023 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	8 Yarrabing La CLIFTON HILL 3068	\$1,875,000	21/11/2024
2	5 Groom St CLIFTON HILL 3068	\$1,830,000	21/11/2024
3	31 Fenwick St CLIFTON HILL 3068	\$1,720,000	28/08/2024

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:

06/01/2025 14:41



Property Type:
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,850,000
Median House Price
Year ending September 2024: \$1,630,000

Comparable Properties



8 Yarrabing La CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$1,875,000
Method: Private Sale
Date: 21/11/2024
Property Type: House
Land Size: 243 sqm approx



5 Groom St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$1,830,000
Method: Sold Before Auction
Date: 21/11/2024
Property Type: House (Res)



31 Fenwick St CLIFTON HILL 3068 (REI/VG)

Agent Comments



Price: \$1,720,000
Method: Private Sale
Date: 28/08/2024
Property Type: House (Res)
Land Size: 156 sqm approx

Account - VICPROP



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