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	33a Grant Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $1,527,500 Property Type House Suburb Clifton Hill

Period - From 01/01/2024 to 31/12/2024 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	106 Keele St COLLINGWOOD 3066	$1,670,000	23/11/2024
2	385 Rae St FITZROY NORTH 3068	$1,625,000	19/10/2024
3	4 Tait St FITZROY NORTH 3068	$1,605,000	13/09/2024

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: 26/02/2025 13:34

33a Grant Street, Clifton Hill Vic 3068

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3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
Year ending December 2024: $1,527,500

Comparable Properties

106 Keele St COLLINGWOOD 3066 (REI)

3 2 1

Price: $1,670,000
Method:
Date: 23/11/2024
Property Type: House

Agent Comments

385 Rae St FITZROY NORTH 3068 (REI)

3 2 1

Price: $1,625,000
Method:
Date: 19/10/2024
Property Type: House

Agent Comments

4 Tait St FITZROY NORTH 3068 (REI)

3 2 1

Price: $1,605,000
Method:
Date: 13/09/2024
Property Type: House

Agent Comments

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