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	50 Roseneath Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between $870,000 & $950,000

Median sale price

Median price $1,568,000 Property Type House Suburb Clifton Hill

Period - From 01/07/2023 to 30/09/2023 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	3 Elizabeth St NORTHCOTE 3070	$1,040,000	23/09/2023
2	8a William St ABBOTSFORD 3067	$960,000	11/11/2023
3	34 Henry St ABBOTSFORD 3067	$910,000	01/11/2023

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: 16/11/2023 19:43

50 Roseneath Street, Clifton Hill Vic 3068

Paula Beavis
03 9403 9300
0407267366
paulabeavis@jelliscraig.com.au



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Property Type: House
Land Size: 256 sqm approx

Agent Comments

Indicative Selling Price
$870,000 - $950,000
Median House Price
September quarter 2023: $1,568,000

Comparable Properties



3 Elizabeth St NORTHCOTE 3070 (VG)

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Price: $1,040,000
Method: Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 159 sqm approx

Agent Comments

8a William St ABBOTSFORD 3067 (REI)

3 1 1

Price: $960,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 223 sqm approx

Agent Comments



34 Henry St ABBOTSFORD 3067 (REI)

2 1 -

Price: $910,000
Method: Private Sale
Date: 01/11/2023
Property Type: House

Agent Comments

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