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	101 O'Grady Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between $2,000,000 & $2,200,000

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	19 Westgarth St NORTHCOTE 3070	$2,255,000	31/08/2024
2	24 Wright St CLIFTON HILL 3068	$2,000,000	10/05/2024
3			

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: 23/10/2024 23:45

101 O'Grady Street, Clifton Hill Vic 3068

Antony Harbor
8415 6100
0406 585 435
antonyharbor@jelliscraig.com.au



3 1.5 2

Property Type: house
Land Size: 404 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
Year ending September 2024: $1,630,000

Comparable Properties



19 Westgarth St NORTHCOTE 3070 (REI)

4 2 1

Price: $2,255,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 446 sqm approx

Agent Comments



24 Wright St CLIFTON HILL 3068 (REI/VG)

3 2 1

Price: $2,000,000
Method: Private Sale
Date: 10/05/2024
Property Type: House
Land Size: 375 sqm approx

Agent Comments

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.

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