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	5 Groom Street, Clifton Hill Vic 3068

Indicative selling price

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

Single price $1,680,000

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	4 Tait St FITZROY NORTH 3068	$1,605,000	13/09/2024
2	6 Birkenhead St FITZROY NORTH 3068	$1,700,000	20/07/2024
3	71 Rae St FITZROY NORTH 3068	$1,765,000	26/05/2024

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: 21/11/2024 08:50

5 Groom Street, Clifton Hill Vic 3068

Lee Muddle
03 8415 6100
0449 130 331
leemuddle@jelliscraig.com.au



3 2 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,680,000
Median House Price
September quarter 2024: $1,390,000

Comparable Properties



4 Tait St FITZROY NORTH 3068 (REI)

3 2 -

Price: $1,605,000
Method: Sold Before Auction
Date: 13/09/2024
Property Type: House (Res)

Agent Comments



6 Birkenhead St FITZROY NORTH 3068 (REI/VG)

3 2 -

Price: $1,700,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 138 sqm approx

Agent Comments



71 Rae St FITZROY NORTH 3068 (REI/VG)

3 2 -

Price: $1,765,000
Method: Sold After Auction
Date: 26/05/2024
Property Type: House (Res)
Land Size: 134 sqm approx

Agent Comments

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