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	9 Turnbull Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between $1,750,000 & $1,925,000

Median sale price

Median price $1,872,000 Property Type House Suburb Clifton Hill

Period - From 01/04/2022 to 30/06/2022 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 Cornwall St NORTHCOTE 3070	$1,895,000	18/06/2022
2	27 Turnbull St CLIFTON HILL 3068	$1,810,000	25/06/2022
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: 17/08/2022 12:34

9 Turnbull Street, Clifton Hill Vic 3068

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



3 2 1

Property Type: House
Land Size: 317 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,925,000
Median House Price
June quarter 2022: $1,872,000

Comparable Properties



8 Cornwall St NORTHCOTE 3070 (REI)

3 2 1

Price: $1,895,000
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)

Agent Comments

395 m2



27 Turnbull St CLIFTON HILL 3068 (REI)

2 1 -

Price: $1,810,000
Method: Auction Sale
Date: 25/06/2022
Property Type: House (Res)

Agent Comments

372 m2

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.

Account - Jellis Craig

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