

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

31 Park Drive Clifton Hill VIC 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,568,785

Property type

House

Suburb

Clifton Hill

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

139 Spensley Street Clifton Hill VIC 3068	\$2,230,000	13-Oct-21
41 Gordon Street Clifton Hill VIC 3068	\$1,750,000	08-Oct-21
428 Wellington Street Clifton Hill VIC 3068	\$1,880,000	23-Jul-21

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 6 months.~~

This Statement of Information was prepared on: 13 November 2021

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139 Spensley Street Clifton Hill VIC 3068

3 1 1

Sold Price ^{RS} **\$2,230,000** ^{UN} Sold Date **13-Oct-21**

Distance **0.38km**



41 Gordon Street Clifton Hill VIC 3068

3 2 1

Sold Price ^{RS} **\$1,750,000** ^{UN} Sold Date **08-Oct-21**

Distance **0.85km**



428 Wellington Street Clifton Hill VIC 3068

4 2 1

Sold Price **\$1,880,000** Sold Date **23-Jul-21**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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