

# 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 30a Rutland Street, Clifton Hill Vic 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,610,000 Property Type House Suburb Clifton Hill

Period - From 01/10/2020 to 30/09/2021 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	9/43 Nicholson St ABBOTSFORD 3067	\$1,120,000	24/06/2021
2	234 Langridge St ABBOTSFORD 3067	\$995,000	13/09/2021
3	12/85 Nicholson St ABBOTSFORD 3067	\$975,000	07/08/2021

**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.~~

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Property Type:  
Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
Year ending September 2021: \$1,610,000

## Comparable Properties



9/43 Nicholson St ABBOTSFORD 3067 (VG) Agent Comments



Price: \$1,120,000  
Method: Sale  
Date: 24/06/2021  
Property Type: Flat/Unit/Apartment (Res)



234 Langridge St ABBOTSFORD 3067 (REI/VG) Agent Comments



Price: \$995,000  
Method: Private Sale  
Date: 13/09/2021  
Property Type: Townhouse (Single)



12/85 Nicholson St ABBOTSFORD 3067 (REI/VG) Agent Comments



Price: \$975,000  
Method: Sold Before Auction  
Date: 07/08/2021  
Property Type: Townhouse (Res)