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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

51 Alexander Street Clifton Hill VIC 3068

 2  1  1

## Indicative Selling Price

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

Single Price \$1,092,500

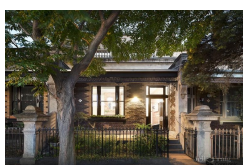
## Median Sale Price

\$1,360,000 Houses in Clifton hill between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**62 Berry Street Clifton Hill VIC 3068**

 2  1  1

Sold Price **\$1,382,500** Sold Date **07-Apr-18**

Distance **0.86km**

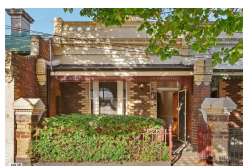


**92 Stafford Street Abbotsford VIC 3067**

 2  1  2

Sold Price **\$1,115,000** Sold Date **21-Dec-17**

Distance **0.92km**



**152 Rae Street Fitzroy North VIC 3068**

 2  1  1

Sold Price **\$1,435,000** Sold Date **19-May-18**

Distance **1.19km**

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