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

38 Ramsden Street, Clifton Hill Vic 3068

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betwee	\$2,350,000		&		\$2,550,000			
Median sale p	rice							
Median price	\$1,596,507	Pro	operty Type	Hous	se		Suburb	Clifton Hill
Period - From	14/10/2020	to	13/10/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	49 Heidelberg Rd CLIFTON HILL 3068	\$2,575,000	08/05/2021
2	208 Park St FITZROY NORTH 3068	\$2,335,000	26/06/2021
3	397 Wellington St CLIFTON HILL 3068	\$2,285,000	22/05/2021

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.

This Statement of Information was prepared on:

14/10/2021 11:24









Property Type: House Agent Comments Andrew Simondson 8415 6100 0412 999 128 andrewsimondson@jelliscraig.com.au

> Indicative Selling Price \$2,350,000 - \$2,550,000 Median House Price 14/10/2020 - 13/10/2021: \$1,596,507

Comparable Properties



49 Heidelberg Rd CLIFTON HILL 3068 (REI/VG) Agent Comments



Price: \$2,575,000 Method: Auction Sale Date: 08/05/2021 Property Type: House (Res) Land Size: 356 sqm approx

208 Park St FITZROY NORTH 3068 (REI)

Agent Comments

Agent Comments





Price: \$2,335,000 Method: Auction Sale Date: 26/06/2021 Property Type: House (Res)

397 Wellington St CLIFTON HILL 3068 (REI/VG)



Price: \$2,285,000 Method: Auction Sale Date: 22/05/2021 Property Type: House (Res) Land Size: 295 sqm approx

Account - Jellis Craig



propertydata

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