

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 consumer.vic.gov.au/underquoting

Range between \$2,350,000 & \$2,550,000

Median sale price

Median price \$1,596,507 Property Type House Suburb Clifton Hill

Period - From 14/10/2020 to 13/10/2021 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	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

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



Price: \$2,335,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)



397 Wellington St CLIFTON HILL 3068 (REI/VG)

Agent Comments



Price: \$2,285,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 295 sqm approx

Account - Jellis Craig