

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

25 Ramsden Street, Clifton Hill Vic 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,568,000 Property Type House Suburb Clifton Hill

Period - From 01/07/2023 to 30/09/2023 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	2 Walker St CLIFTON HILL 3068	\$1,830,000	11/08/2023
2	21 Heidelberg Rd CLIFTON HILL 3068	\$1,808,000	27/06/2023
3	17 Council St CLIFTON HILL 3068	\$1,710,000	03/11/2023

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:

15/11/2023 11:12



Rooms: 6
Property Type: House
Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

September quarter 2023: \$1,568,000

Comparable Properties



2 Walker St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$1,830,000
Method: Private Sale
Date: 11/08/2023
Property Type: House
Land Size: 195 sqm approx



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



Price: \$1,808,000
Method: Private Sale
Date: 27/06/2023
Property Type: House
Land Size: 264 sqm approx



17 Council St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$1,710,000
Method: Private Sale
Date: 03/11/2023
Property Type: House

Account - Jellis Craig