

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 26 Ramsden Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$1,693,750 Property Type House Suburb Clifton Hill

Period - From 01/04/2023 to 31/03/2024 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	192 Scotchmer St FITZROY NORTH 3068	\$2,365,000	21/11/2023
2	424 Queens Pde FITZROY NORTH 3068	\$2,300,000	23/11/2023
3	140 Byrne St FITZROY NORTH 3068	\$2,250,000	02/03/2024

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: 17/05/2024 16:54



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Property Type: House

Agent Comments

Comparable Properties



192 Scotchmer St FITZROY NORTH 3068
(REI/VG)

Agent Comments

4 2 -

Price: \$2,365,000

Method: Private Sale

Date: 21/11/2023

Property Type: House

Land Size: 249 sqm approx



424 Queens Pde FITZROY NORTH 3068
(REI/VG)

Agent Comments

3 1 -

Price: \$2,300,000

Method: Private Sale

Date: 23/11/2023

Property Type: House

Land Size: 250 sqm approx



140 Byrne St FITZROY NORTH 3068 (REI/VG)

Agent Comments

4 2 -

Price: \$2,250,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 149 sqm approx