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

45 Ramsden Street, Clifton Hill Vic 3068

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$2,300,000		&		\$2,530,000			
Median sale p	rice							
Median price	\$1,525,000	Pro	operty Type	Hous	se		Suburb	Clifton Hill
Period - From	01/01/2024	to	31/03/2024		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	38 The Esplanade CLIFTON HILL 3068	\$2,600,000	27/04/2024
2	224 Gore St FITZROY 3065	\$2,406,000	23/03/2024
3	192 Scotchmer St FITZROY NORTH 3068	\$2,365,000	21/11/2023

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.

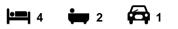
This Statement of Information was prepared on:

29/04/2024 15:02







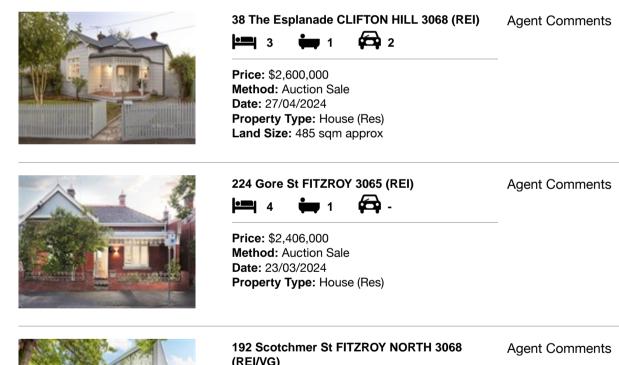


Property Type: House (Previously Occupied - Detached) Land Size: 224 sqm approx Agent Comments

Nicholas Corby 8415 6100 0418 512 978 nicholascorby@jelliscraig.com.au

> **Indicative Selling Price** \$2,300,000 - \$2,530,000 **Median House Price** March quarter 2024: \$1,525,000

Comparable Properties





(REI/VG)



Price: \$2,365,000 Method: Private Sale Date: 21/11/2023 Property Type: House Land Size: 249 sqm approx

Account - Jellis Craig | P: 03 8415 6100



propertydata

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