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	71 Ramsden Street, Clifton Hill Vic 3068
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,250,000	&	\$1,350,000
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Median sale price

Median price	\$1,770,000	Pro	perty Type	louse		Suburb	Clifton Hill
Period - From	01/04/2022	to	31/03/2023	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	14 Bedford St COLLINGWOOD 3066	\$1,353,000	15/05/2023
2	136 Charles St ABBOTSFORD 3067	\$1,332,500	11/02/2023
3	17 York St FITZROY NORTH 3068	\$1,185,000	25/02/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/06/2023 08:57









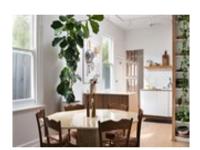
Rooms: 5

Property Type: House (Res) Land Size: 170 sqm approx

Agent Comments

Indicative Selling Price \$1,250,000 - \$1,350,000 **Median House Price** Year ending March 2023: \$1,770,000

Comparable Properties



14 Bedford St COLLINGWOOD 3066 (REI)





Price: \$1,353,000 Method: Private Sale Date: 15/05/2023

Property Type: House (Res)

Agent Comments

Agent Comments



136 Charles St ABBOTSFORD 3067 (REI/VG)







Agent Comments

Price: \$1,332,500 Method: Auction Sale Date: 11/02/2023

Property Type: House (Res) Land Size: 162 sqm approx



17 York St FITZROY NORTH 3068 (REI/VG)





Price: \$1,185,000 Method: Auction Sale Date: 25/02/2023

Property Type: House (Res) Land Size: 131 sqm approx

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408



