

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

71 Ramsden Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,770,000 Property Type House Suburb Clifton Hill

Period - From 01/04/2022 to 31/03/2023 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	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 comparable properties 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



 3  1  0

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)

[Agent Comments](#)

 3  1  -

Price: \$1,353,000
Method: Private Sale
Date: 15/05/2023
Property Type: House (Res)



136 Charles St ABBOTSFORD 3067 (REI/VG)

[Agent Comments](#)

 3  1  -

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)

[Agent Comments](#)

 3  1  -

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