

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5/14 Brennand Street Fitzroy North, 3068
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Indicative selling price

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

Range between	\$400,000 & \$440,000
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Median sale price

Median price	\$450,000	Property Type	UNIT	Suburb	FITZROY NORTH
Period - From	21-Feb-2024	to	20-Feb-2025	Source	REA

Comparable property sales

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	3/37 Michael Street, Fitzroy North, Vic 3068	\$430,000	15-Nov-2024
2	310/392 St Georges Road, Fitzroy North, Vic 3068	\$455,000	24-Oct-2024
3	308/392 St Georges Road, Fitzroy North, Vic 3068	\$485,000	30-Sep-2024

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