

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

10/42 Laura Place, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$875,000

&

\$925,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Fitzroy North

Period - From 01/04/2024

to 30/06/2024

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	2/581-585 Nicholson St CARLTON NORTH 3054	\$967,500	03/08/2024
2			
3			

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:

06/08/2024 14:01

10/42 Laura Place, Fitzroy North Vic 3068



Nigel Harry
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Indicative Selling Price

\$875,000 - \$925,000

Median Unit Price

June quarter 2024: \$720,000



2 1 1

Property Type: House (Res)

Agent Comments

Comparable Properties



**2/581-585 Nicholson St CARLTON NORTH
3054 (REI)**

Agent Comments

2 1 1

Price: \$967,500

Method: Auction Sale

Date: 03/08/2024

Property Type: Townhouse (Res)

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.

Account - Jellis Craig | P: 03 9403 9300



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