

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

52 Park Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,450,000

&

\$1,540,000

Median sale price

Median price \$1,507,500

House

X

Unit

Suburb Fitzroy North

Period - From 05/09/2018

to

04/09/2019

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	210 Clauscen St FITZROY NORTH 3068	\$1,555,000	13/07/2019
2	2 Fergie St FITZROY NORTH 3068	\$1,504,000	10/08/2019
3	127 Ramsden St CLIFTON HILL 3068	\$1,451,000	18/05/2019

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.~~