

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

5/12 Brennand Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$638,000

Property Type Unit

Suburb Fitzroy North

Period - From 01/07/2022

to

30/09/2022

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 | 2/28 Westgarth St NORTHCOTE 3070 | \$620,000 | 25/06/2022 |
| 2 | 5/262 Barkly St FITZROY NORTH 3068 | \$640,000 | 22/08/2022 |
| 3 | 14/211 Gold St CLIFTON HILL 3068 | \$639,000 | 10/10/2022 |

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:

10/11/2022 12:57

5/12 Brennand Street, Fitzroy North Vic 3068



John Bisignano
03 9489 1030
0413 067 916

john.bisignano@thebisiagent.com.au

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

September quarter 2022: \$638,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/28 Westgarth St NORTHCOTE 3070 (REI/VG) **Agent Comments**

2 1 1

Price: \$620,000

Method: Auction Sale

Date: 25/06/2022

Property Type: Apartment



5/262 Barkly St FITZROY NORTH 3068 (REI/VG) **Agent Comments**

2 1 1

Price: \$640,000

Method: Private Sale

Date: 22/08/2022

Property Type: Apartment



14/211 Gold St CLIFTON HILL 3068 (REI) **Agent Comments**

2 1 1

Price: \$639,000

Method: Private Sale

Date: 10/10/2022

Property Type: Apartment

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.