

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 5/14 Brennand Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$632,500 House Unit X Suburb Fitzroy North

Period - From 01/10/2017 to 30/09/2018 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	7/2d Cunningham St NORTHCOTE 3070	\$385,000	22/08/2018
2	10/122 Sackville St COLLINGWOOD 3066	\$375,000	06/10/2018
3	13/37 Michael St FITZROY NORTH 3068	\$370,500	02/07/2018

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.

5/14 Brennand Street, Fitzroy North Vic 3068



1 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$360,000 - \$390,000
Median Unit Price
Year ending September 2018: \$632,500

Comparable Properties



7/2d Cunningham St NORTHCOTE 3070 (VG) **Agent Comments**

1 - -

Price: \$385,000
Method: Sale
Date: 22/08/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



10/122 Sackville St COLLINGWOOD 3066 (REI) **Agent Comments**

1 1 1

Price: \$375,000
Method: Auction Sale
Date: 06/10/2018
Rooms: 2
Property Type: Apartment



13/37 Michael St FITZROY NORTH 3068 (REI/VG) **Agent Comments**

1 1 1

Price: \$370,500
Method: Private Sale
Date: 02/07/2018
Rooms: 4
Property Type: Apartment