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

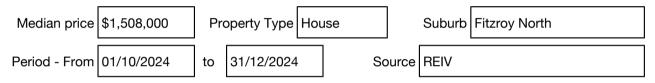
66 Scotchmer Street, Fitzroy North Vic 3068

Indicative selling price

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Single price \$1,450,000

Median sale price



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.

Ado	dress of comparable property	Price	Date of sale
1	61 Reid St FITZROY NORTH 3068	\$1,205,000	15/11/2024
2	480 George St FITZROY 3065	\$1,315,000	08/11/2024
3	24 Greeves St FITZROY 3065	\$1,300,000	19/10/2024

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:

17/01/2025 16:00









Rooms: 4 Property Type: House Land Size: 171 sqm approx Agent Comments Rocco Siciliano 03 9403 9300 0408 348 032 roccosiciliano@jelliscraig.com.au

Indicative Selling Price \$1,450,000 Median House Price December quarter 2024: \$1,508,000

Comparable Properties

61 Reid St FITZROY NORTH 3068 (REI) 4 1 1 1 Price: \$1,205,000 Method: Private Sale Date: 15/11/2024 Property Type: House Land Size: 224 sqm approx	Agent Comments
480 George St FITZROY 3065 (REI) →→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→	Agent Comments
24 Greeves St FITZROY 3065 (REI/VG) 2 1 2 - Price: \$1,300,000 Method: Auction Sale Date: 19/10/2024 Property Type: House (Res) Land Size: 132 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9403 9300



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