

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

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

Single price

\$1,450,000

Median sale price

Median price

\$1,508,000

Property Type

House

Suburb

Fitzroy North

Period - From

01/10/2024

to

31/12/2024

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	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

Comparable Properties



61 Reid St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,205,000
Method: Private Sale
Date: 15/11/2024
Property Type: House
Land Size: 224 sqm approx



480 George St FITZROY 3065 (REI)

Agent Comments



Price: \$1,315,000
Method: Private Sale
Date: 08/11/2024
Property Type: House



24 Greeves St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$1,300,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 132 sqm approx