## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	18 Macrobertsons Close, Fitzroy Vic 3065
Including suburb and	•
postcode	

#### Indicative selling price

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

Range between	\$1,500,000	&	\$1,580,000
Range between	\$1,500,000	&	\$1,580,000

#### Median sale price

Median price	\$893,500	Pro	perty Type T	ownhouse	]	Suburb	Fitzroy
Period - From	29/03/2024	to	28/03/2025	S	ource	Property	/ Data

## 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	71 Taplin St FITZROY NORTH 3068	\$1,500,000	22/03/2025
2	385 Rae St FITZROY NORTH 3068	\$1,625,000	19/10/2024
3	1/18 Hanover St FITZROY 3065	\$1,560,000	20/07/2024

#### 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:	29/03/2025 13:42









**Property Type:** Residential Warehouse (Res)
Agent Comments

Indicative Selling Price \$1,500,000 - \$1,580,000 Median Townhouse Price 29/03/2024 - 28/03/2025: \$893,500

# Comparable Properties



71 Taplin St FITZROY NORTH 3068 (REI)

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Agent Comments

Price: \$1,500,000 Method: Auction Sale Date: 22/03/2025

**Property Type:** Townhouse (Res) **Land Size:** 104 sqm approx

385 Rae St FITZROY NORTH 3068 (REI/VG)

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**Agent Comments** 

**Price:** \$1,625,000 **Method:** Auction Sale **Date:** 19/10/2024

**Property Type:** Townhouse (Res) **Land Size:** 162 sqm approx

1/18 Hanover St FITZROY 3065 (REI/VG)

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**J** 2

2

**Price:** \$1,560,000 **Method:** Auction Sale **Date:** 20/07/2024

Property Type: Townhouse (Res)

Agent Comments

Account - VICPROP | P: 03 8888 1011





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