



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
2/54 Kneen Street,
FITZROY NORTH

1 1 1 1

Indicative selling price

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

Range \$330,000 - \$363,000



Jeff Anderson

Sales Director | Auctioneer

0411 222 744

jeffa@rosshunt.com.au



Ross-Hunt
real estate



Sales



Auctioneers



Buyers Advocacy



Rentals



Owners Corporation

Ross-Hunt Real Estate Pty Ltd
A: 99-105 Union Road, Surrey Hills 3127
E: sales@rosshunt.com.au | T: (03) 9830 4044
www.rosshunt.com.au

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

2/54 Kneen Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$330,000

&

\$363,000

Median sale price

Median price \$645,500

Property Type Unit

Suburb Fitzroy North

Period - From 09/12/2019

to

08/12/2020

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	112/4 Bik La FITZROY NORTH 3068	\$363,000	16/10/2020
2	10/5 Simpson St NORTHCOTE 3070	\$360,000	18/11/2020
3	8/4 Bik La FITZROY NORTH 3068	\$345,000	13/07/2020

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:

09/12/2020 16:36

2/54 Kneen Street, Fitzroy North Vic 3068



Jeff Anderson
(03) 9835 1151
0411 222 744

jeffa@rosshunt.com.au

Indicative Selling Price

\$330,000 - \$363,000

Median Unit Price

09/12/2019 - 08/12/2020: \$645,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



112/4 Bik La FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$363,000

Method: Private Sale

Date: 16/10/2020

Property Type: Apartment



10/5 Simpson St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$360,000

Method: Sold Before Auction

Date: 18/11/2020

Property Type: Apartment



8/4 Bik La FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 13/07/2020

Property Type: Apartment

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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.