

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/30 NICHOLSON STREET FITZROY NORTH VIC 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$840,000

&

\$894,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$778,000

Property type

Unit

Suburb

Fitzroy North

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

23/9-19 MILLER STREET FITZROY NORTH VIC 3068	\$865,000	26-Oct-24
150 HOLDEN STREET FITZROY NORTH VIC 3068	\$867,000	22-Feb-25
24/999 RATHDOWNE STREET CARLTON NORTH VIC 3054	\$861,000	01-Mar-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 07 March 2025

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**23/9-19 MILLER STREET FITZROY
NORTH VIC 3068**

2 1 1

Sold Price

^{RS} **\$865,000**

Sold Date **26-Oct-24**

Distance **0.16km**



**150 HOLDEN STREET FITZROY
NORTH VIC 3068**

2 1 1

Sold Price

^{RS} **\$867,000** ^{UN}

Sold Date **22-Feb-25**

Distance **0.85km**



**24/999 RATHDOWNE STREET
CARLTON NORTH VIC 3054**

2 1 1

Sold Price

^{RS} **\$861,000**

Sold Date **01-Mar-25**

Distance **0.88km**

RS = Recent sale **UN** = Undisclosed Sale

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