

## 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

801/245 QUEENS PARADE FITZROY NORTH VIC 3068

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$736,500

Property type

Unit

Suburb

Fitzroy North

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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 6 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

202/1 TURNER STREET ABBOTSFORD VIC 3067	\$580,000	15-Mar-24
305/85 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$605,000	26-Apr-24
330/22 BARKLY STREET BRUNSWICK EAST VIC 3057	\$668,000	07-Mar-24

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 6 months.

This Statement of Information was prepared on: 05 June 2024

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**202/1 TURNER STREET  
ABBOTSFORD VIC 3067**

2 2 1

Sold Price **\$580,000** Sold Date **15-Mar-24**

Distance **1.46km**



**305/85 NICHOLSON STREET  
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price <sup>RS</sup> **\$605,000** Sold Date **26-Apr-24**

Distance **1.91km**



**330/22 BARKLY STREET  
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price **\$668,000** Sold Date **07-Mar-24**

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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