

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 5/54 Kneen Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$725,250 Property Type Unit Suburb Fitzroy North

Period - From 01/04/2023 to 31/03/2024 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	8/54 Kneen St FITZROY NORTH 3068	\$440,000	08/05/2024
2	7/37 Michael St FITZROY NORTH 3068	\$381,000	13/01/2024
3			

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: 27/05/2024 14:22



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$360,000 - \$390,000

Median Unit Price

Year ending March 2024: \$725,250

Comparable Properties



8/54 Kneen St FITZROY NORTH 3068 (REI)

Agent Comments

 1  1  1

Price: \$440,000

Method:

Date: 08/05/2024

Property Type: Unit



7/37 Michael St FITZROY NORTH 3068 (REI/VG)

Agent Comments

 1  1  1

Price: \$381,000

Method: Private Sale

Date: 13/01/2024

Property Type: Apartment

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.

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788