

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

69 Delbridge Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$2,200,000

&

\$2,420,000

Median sale price

Median price \$1,631,500

Property Type House

Suburb Fitzroy North

Period - From 01/01/2020

to

31/12/2020

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	671 Station St CARLTON NORTH 3054	\$2,425,000	12/08/2020
2	615 Station St CARLTON NORTH 3054	\$2,210,000	31/10/2020
3	17 Taylor St FITZROY NORTH 3068	\$2,060,000	28/01/2021

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:

11/02/2021 18:07



Property Type: House (Previously Occupied - Detached)

Land Size: 376 sqm approx

Agent Comments

Comparable Properties



671 Station St CARLTON NORTH 3054 (VG)

Agent Comments



Price: \$2,425,000

Method: Sale

Date: 12/08/2020

Property Type: House - Attached House N.E.C.

Land Size: 312 sqm approx



615 Station St CARLTON NORTH 3054 (REI/VG)

Agent Comments



Price: \$2,210,000

Method: Auction Sale

Date: 31/10/2020

Property Type: House (Res)

Land Size: 312 sqm approx



17 Taylor St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$2,060,000

Method: Private Sale

Date: 28/01/2021

Property Type: House