

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

110 Michael Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,267,500

Property Type

House

Suburb

Fitzroy North

Period - From

01/07/2019

to

30/09/2019

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	47 Birkenhead St FITZROY NORTH 3068	\$1,215,000	10/08/2019
2	118 Clausen St FITZROY NORTH 3068	\$1,210,000	31/08/2019
3	8 Batman St FITZROY NORTH 3068	\$980,000	19/09/2019

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:

11/11/2019 14:16

110 Michael Street, Fitzroy North Vic 3068



2 1 2

Property Type: House (Previously Occupied - Detached)

Land Size: 187 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

September quarter 2019: \$1,267,500

Comparable Properties



47 Birkenhead St FITZROY NORTH 3068 (REI/VG)

[Agent Comments](#)

2 1 -

Price: \$1,215,000

Method: Auction Sale

Date: 10/08/2019

Property Type: House (Res)

Land Size: 136 sqm approx



118 Clausen St FITZROY NORTH 3068 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$1,210,000

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)

Land Size: 176 sqm approx



8 Batman St FITZROY NORTH 3068 (VG)

[Agent Comments](#)

2 - -

Price: \$980,000

Method: Sale

Date: 19/09/2019

Property Type: House (Res)

Land Size: 124 sqm approx

Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962



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.