Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	54 Victoria Street, Fitzroy Vic 3065
Including suburb and	
postcode	

Indicative selling price

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

Range between \$	1,150,000	&	\$1,250,000
Range between \$	1,150,000	&	\$1,250,000

Median sale price

Median price	\$1,500,000	Pro	perty Type	House		Suburb	Fitzroy
Period - From	08/07/2020	to	07/07/2021		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

,	and the companion property		24.0 0. 04.0
1	38 Victoria St FITZROY 3065	\$1,390,000	04/03/2021
2	335 Napier St FITZROY 3065	\$1,298,000	07/07/2021
3	181 Abbotsford St NORTH MELBOURNE 3051	\$1,150,000	16/06/2021

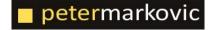
OR

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:	08/07/2021 15:54



Date of sale











Property Type: Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price** 08/07/2020 - 07/07/2021: \$1,500,000

Comparable Properties



38 Victoria St FITZROY 3065 (REI)





Price: \$1,390,000

Method: Sold Before Auction

Date: 04/03/2021

Property Type: House (Res)

Agent Comments



335 Napier St FITZROY 3065 (REI)

——— 2







Price: \$1,298,000

Method: Sold Before Auction

Date: 07/07/2021 Property Type: House Agent Comments



181 Abbotsford St NORTH MELBOURNE 3051

(REI)

└─ 2





Price: \$1,150,000 Method: Private Sale Date: 16/06/2021 Property Type: House Agent Comments

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