

# 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

54 Victoria Street, Fitzroy Vic 3065

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,500,000

Property 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	Price	Date of sale
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



**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)**

Agent Comments



**Price:** \$1,390,000  
**Method:** Sold Before Auction  
**Date:** 04/03/2021  
**Property Type:** House (Res)



**335 Napier St FITZROY 3065 (REI)**

Agent Comments



**Price:** \$1,298,000  
**Method:** Sold Before Auction  
**Date:** 07/07/2021  
**Property Type:** House



**181 Abbotsford St NORTH MELBOURNE 3051 (REI)**

Agent Comments



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