

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 3/37 Michael Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price \$429,000

Median sale price

Median price \$855,000

Property Type Unit

Suburb Fitzroy North

Period - From 01/07/2024

to 30/09/2024

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	2/241 Barkly St FITZROY NORTH 3068	\$423,000	27/06/2024
2	12/8 Bennett St FITZROY NORTH 3068	\$415,000	24/06/2024
3	8/54 Kneen St FITZROY NORTH 3068	\$440,000	08/05/2024

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:

29/10/2024 11:23



Rooms: 3
Property Type: Flat
Land Size: 994.203 sqm approx
 Agent Comments

Indicative Selling Price
 \$429,000
Median Unit Price
 September quarter 2024: \$855,000

Comparable Properties



2/241 Barkly St FITZROY NORTH 3068 (REI) [Agent Comments](#)



Price: \$423,000
Method: Private Sale
Date: 27/06/2024
Property Type: Unit



12/8 Bennett St FITZROY NORTH 3068 (REI) [Agent Comments](#)



Price: \$415,000
Method: Sold Before Auction
Date: 24/06/2024
Property Type: Unit



8/54 Kneen St FITZROY NORTH 3068 (REI) [Agent Comments](#)



Price: \$440,000
Method: Private Sale
Date: 08/05/2024
Property Type: Apartment

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017