

# 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 5/241 Barkly Street, Fitzroy North Vic 3068

### Indicative selling price

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

Range between \$350,000 & \$385,000

### Median sale price

Median price \$750,000 Property Type Unit Suburb Fitzroy North

Period - From 01/01/2023 to 31/12/2023 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	108/58 Queens Pde FITZROY NORTH 3068	\$395,000	14/02/2024
2	7/37 Michael St FITZROY NORTH 3068	\$381,000	13/01/2024
3	11/10-12 Ida St FITZROY NORTH 3068	\$380,000	18/10/2023

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: 12/03/2024 13:23



**Rooms:** 3  
**Property Type:** Flat  
**Land Size:** 508.282 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$350,000 - \$385,000  
**Median Unit Price**  
 Year ending December 2023: \$750,000

## Comparable Properties



**108/58 Queens Pde FITZROY NORTH 3068 (REI)**

**Agent Comments**



**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 14/02/2024  
**Property Type:** Apartment



**7/37 Michael St FITZROY NORTH 3068 (REI)**

**Agent Comments**



**Price:** \$381,000  
**Method:** Private Sale  
**Date:** 13/01/2024  
**Property Type:** Apartment



**11/10-12 Ida St FITZROY NORTH 3068 (REI)**

**Agent Comments**



**Price:** \$380,000  
**Method:** Sold Before Auction  
**Date:** 18/10/2023  
**Property Type:** Unit

**Account - Thomson** | P: 03 95098244 | F: 95009693



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