

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

14/529 Rae Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price

\$879,000

Median sale price

Median price

\$642,500

Property Type

Unit

Suburb

Fitzroy North

Period - From

01/04/2023

to

30/06/2023

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	202/416 Gore St FITZROY 3065	\$831,000	08/06/2023
2	11/86 Queens Pde FITZROY NORTH 3068	\$820,000	25/05/2023
3	2/12 Eastment St NORTHCOTE 3070	\$810,000	08/07/2023

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:

24/07/2023 11:14



2
 1
 1

Property Type: Apartment

Agent Comments

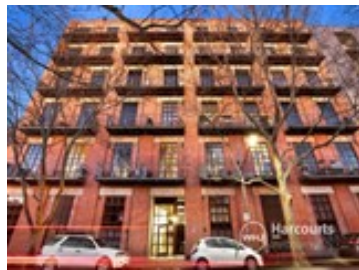
Indicative Selling Price

\$879,000

Median Unit Price

June quarter 2023: \$642,500

Comparable Properties



202/416 Gore St FITZROY 3065 (REI)

Agent Comments

2
 1
 1

Price: \$831,000

Method: Private Sale

Date: 08/06/2023

Property Type: Apartment



11/86 Queens Pde FITZROY NORTH 3068 (REI) Agent Comments

2
 1
 2

Price: \$820,000

Method: Private Sale

Date: 25/05/2023

Property Type: Apartment



2/12 Eastment St NORTHCOTE 3070 (REI)

Agent Comments

2
 1
 1

Price: \$810,000

Method: Auction Sale

Date: 08/07/2023

Property Type: Apartment