

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

6/657 Brunswick Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price

\$439,000

Median sale price

Median price

\$682,500

Property Type

Unit

Suburb

Fitzroy North

Period - From

01/01/2023

to

31/03/2023

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	7/475 Cardigan St CARLTON 3053	\$471,000	13/03/2023
2	25/311 Royal Pde PARKVILLE 3052	\$440,000	28/04/2023
3	410/470 Smith St COLLINGWOOD 3066	\$425,000	21/04/2023

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:

30/05/2023 10:25

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Indicative Selling Price

\$439,000

Median Unit Price

March quarter 2023: \$682,500



1 1 0

Rooms: 2

Property Type: Apartment

Land Size: Strata sqm approx

Agent Comments

Note - no parking on title - however allocated communal parking is available within the complex.

Comparable Properties



7/475 Cardigan St CARLTON 3053 (REI)

Agent Comments

1 1 1

Price: \$471,000

Method: Private Sale

Date: 13/03/2023

Property Type: Apartment



25/311 Royal Pde PARKVILLE 3052 (REI)

Agent Comments

1 1 -

Price: \$440,000

Method: Private Sale

Date: 28/04/2023

Property Type: Apartment



410/470 Smith St COLLINGWOOD 3066 (REI)

Agent Comments

1 1 -

Price: \$425,000

Method: Private Sale

Date: 21/04/2023

Property Type: Apartment

Account - Jellis Craig