

## 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

16 Tait 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

\$660,000

&

\$725,000

#### Median sale price

Median price

\$632,500

House

Unit

X

Suburb

Fitzroy North

Period - From

01/10/2017

to

30/09/2018

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 | 80 Sackville St COLLINGWOOD 3066 | \$770,000 | 06/10/2018   |
| 2 | 30 Gear St BRUNSWICK EAST 3057   | \$720,000 | 15/09/2018   |
| 3 | 17 Urquhart St NORTHCOTE 3070    | \$711,000 | 30/06/2018   |

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.

16 Tait Street, Fitzroy North Vic 3068



 1  -  N?A

**Rooms:**  
**Property Type:** House/Townhouse

**Agent Comments**

Rare 1 bedroom Home/townhouse on its own Title.

**Indicative Selling Price**

\$660,000 - \$725,000

**Median Unit Price**

Year ending September 2018: \$632,500

Please note that due to the property being a 1 bedroom home/townhouse we have opted to refer to the Unit median price. We also note the lack of comparable sales for 1 bedroom homes in the area or in general. Our estimate is also based on the capitalised yield as a rental property at \$475 per week.(potential rental yield).

## Comparable Properties



**80 Sackville St COLLINGWOOD 3066 (REI)**

**Agent Comments**

 2  1  -

**Price:** \$770,000

**Method:** Auction Sale

**Date:** 06/10/2018

**Rooms:** -

**Property Type:** House (Res)



**30 Gear St BRUNSWICK EAST 3057 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$720,000

**Method:** Auction Sale

**Date:** 15/09/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

**17 Urquhart St NORTHCOTE 3070 (REI)**

**Agent Comments**

 2  1  -

**Price:** \$711,000

**Method:** Auction Sale

**Date:** 30/06/2018

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 170 sqm approx