

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

10 Taylor Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price

\$1,420,000

Median sale price

Median price

\$1,425,000

Property Type

House

Suburb

Fitzroy North

Period - From

01/07/2018

to

30/06/2019

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	285 Glenlyon Rd FITZROY NORTH 3068	\$1,830,000	14/09/2019
2	11 Barry St NORTHCOTE 3070	\$1,432,000	24/08/2019
3	2 Ross St NORTHCOTE 3070	\$1,300,000	06/07/2019

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:

16/09/2019 11:43



Property Type: House (Res)

Land Size: 418 sqm approx

Agent Comments

Indicative Selling Price

\$1,420,000

Median House Price

Year ending June 2019: \$1,425,000

Property demolished

Comparable Properties

285 Glenlyon Rd FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,830,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)

Land Size: 489 sqm approx



11 Barry St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,432,000

Method: Auction Sale

Date: 24/08/2019

Property Type: House (Res)



2 Ross St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 06/07/2019

Property Type: House (Res)