

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

25/6 Reid Street Fitzroy North VIC 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,500

Property type

Unit

Suburb

Fitzroy North

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 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

5D/1 Bik Lane Fitzroy North VIC 3068	\$1,350,000	05-Nov-20
7/167-171 Gore Street Fitzroy VIC 3065	\$1,121,000	16-Oct-20
6/170 Oxford Street Collingwood VIC 3066	\$1,235,000	10-Nov-20

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 6 months.~~

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5D/1 Bik Lane Fitzroy North VIC 3068

3 2 1

Sold Price

\$1,350,000

Sold Date **05-Nov-20**

Distance

0.18km



7/167-171 Gore Street Fitzroy VIC 3065

3 2 1

Sold Price

\$1,121,000

Sold Date **16-Oct-20**

Distance

2.05km



6/170 Oxford Street Collingwood VIC 3066

3 2 1

Sold Price

\$1,235,000

Sold Date **10-Nov-20**

Distance

2.11km

RS = Recent sale

UN = Undisclosed Sale

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