

## 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](http://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.~~

This Statement of Information was prepared on: 25 February 2021

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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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