

# 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

15/140 Queens Parade, 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 \$800,000

&

\$880,000

### Median sale price

Median price \$668,250

Property Type Unit

Suburb Fitzroy North

Period - From 01/04/2020

to 31/03/2021

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	55 John St CLIFTON HILL 3068	\$865,000	26/06/2021
2	2/672 Nicholson St FITZROY NORTH 3068	\$865,000	15/05/2021
3	12/140 Queens Pde FITZROY NORTH 3068	\$914,000	08/05/2021

**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:

29/06/2021 16:41

15/140 Queens Parade, Fitzroy North Vic 3068



 3  2  2

**Rooms:** 4

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$800,000 - \$880,000

**Median Unit Price**

Year ending March 2021: \$668,250

## Comparable Properties



**55 John St CLIFTON HILL 3068 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$865,000

**Method:** Auction Sale

**Date:** 26/06/2021

**Property Type:** Townhouse (Res)



**2/672 Nicholson St FITZROY NORTH 3068 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$865,000

**Method:** Auction Sale

**Date:** 15/05/2021

**Property Type:** Townhouse (Res)



**12/140 Queens Pde FITZROY NORTH 3068 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$914,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** Apartment

**Account** - Woodards | P: 03 9347 1755 | F: 03 9347 5447