

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

203/600 Nicholson 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,750

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

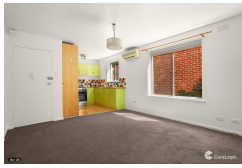
2/308 Rae Street Fitzroy North VIC 3068	\$390,000	11-Nov-20
106/58 Queens Parade Fitzroy North VIC 3068	\$460,000	04-Dec-20
21/611 Drummond Street Carlton North VIC 3054	\$432,000	29-Oct-20

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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2/308 Rae Street Fitzroy North VIC 3068

Sold Price

^{RS} **\$390,000**

Sold Date

11-Nov-20

1

1

1

Distance

0.2km



106/58 Queens Parade Fitzroy North VIC 3068

Sold Price

^{RS} **\$460,000**

Sold Date

04-Dec-20

1

1

1

Distance

0.8km



21/611 Drummond Street Carlton North VIC 3054

Sold Price

\$432,000

Sold Date

29-Oct-20

1

1

1

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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