

# 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

4 Alister 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)

Range between \$2,300,000

&

\$2,500,000

### Median sale price

Median price \$1,465,000

Property Type House

Suburb Fitzroy North

Period - From 01/07/2023

to 30/09/2023

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		
2		
3		

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:

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4 Alister Street, Fitzroy North Vic 3068

LOVE & CO

Eric Brown  
9480 2288  
0474 870 856  
eric.b@lovere.com.au

**Indicative Selling Price**  
\$2,300,000 - \$2,500,000

**Median House Price**

September quarter 2023: \$1,465,000



 4  1  1

**Property Type:** Home  
**Agent Comments**

## Comparable Properties

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.

Account - Love & Co



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