

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

13/55-59 YORK 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Fitzroy North

Period-from

01 Jun 2021

to

31 May 2022

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

5/15-19 RAE STREET FITZROY NORTH VIC 3068	\$502,000	11-Dec-21
2/657 BRUNSWICK STREET FITZROY NORTH VIC 3068	\$445,000	30-Apr-22
2/8 BENNETT STREET FITZROY NORTH VIC 3068	\$474,000	10-Dec-21

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: 23 June 2022



5/15-19 RAE STREET FITZROY NORTH VIC 3068

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Sold Price **\$502,000** Sold Date **11-Dec-21**

Distance **0.12km**



2/657 BRUNSWICK STREET FITZROY NORTH VIC 3068

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Sold Price ^{RS} **\$445,000** Sold Date **30-Apr-22**

Distance **0.59km**



2/8 BENNETT STREET FITZROY NORTH VIC 3068

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Sold Price **\$474,000** Sold Date **10-Dec-21**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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