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

103/22 Nicholson Street, Fitzroy North Vic 3068

Indicative selling price

For the meaning of this		

Single price \$555,000

Median sale price

Median price	\$840,000	Pro	perty Type Unit	t		Suburb	Fitzroy North
Period - From	01/10/2023	to	31/12/2023	Sou	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	207/22 Barkly St BRUNSWICK EAST 3057	\$570,000	12/11/2023
2	109/17 Robbs Pde NORTHCOTE 3070	\$565,000	28/01/2024
3	212/24 Barkly St BRUNSWICK EAST 3057	\$545,000	08/02/2024

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:

16/02/2024 14:42



petermarkovic





Property Type: Agent Comments Indicative Selling Price \$555,000 Median Unit Price December quarter 2023: \$840,000

Comparable Properties



207/22 Barkly St BRUNSWICK EAST 3057 (REI)



Price: \$570,000 Method: Private Sale Date: 12/11/2023 Property Type: Apartment



109/17 Robbs Pde NORTHCOTE 3070 (REI)



Price: \$565,000 Method: Private Sale Date: 28/01/2024 Property Type: Apartment



212/24 Barkly St BRUNSWICK EAST 3057 (REI)



Price: \$545,000 Method: Private Sale Date: 08/02/2024 Property Type: Apartment

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments

Agent Comments