Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address |18/3-25 Hanover Street, Fitzroy Vic 3065

Indicative selling price .

. . . .

.

-or the meaning of this price see consumer.vic.gov.au/underquoting						
Single price	\$389,000					

Median sale price

- ..

Median price	\$790,000	Pro	operty Type Unit		:	Suburb	Fitzroy
Period - From	01/07/2023	to	30/06/2024	Sou	ırce	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:

16/09/2024 19:09









Property Type: Studio Apartment **Land Size:** 28 sqm approx Agent Comments Indicative Selling Price \$389,000 Median Unit Price Year ending June 2024: \$790,000

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.

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