

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

/18 MACROBERTSONS CLOSE FITZROY VIC 3065

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

\$1,700,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$758,500

Property type

Unit

Suburb

Fitzroy

Period-from

01 Dec 2023

to

30 Nov 2024

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

19/156 ROSE STREET FITZROY VIC 3065	\$1,780,000	22-Jun-24
385 RAE STREET FITZROY NORTH VIC 3068	\$162,500	19-Oct-24
5/21 TEMPERANCE HALL LANE NORTH MELBOURNE VIC 3051	\$1,665,000	12-Oct-24

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: 13 December 2024



19/156 ROSE STREET FITZROY VIC 3065

3 2 1

Sold Price

\$1,780,000

Sold Date

22-Jun-24

Distance

0.23km



385 RAE STREET FITZROY NORTH VIC 3068

3 2 1

Sold Price

^{RS} **\$162,500** ^{UN}

Sold Date

19-Oct-24

Distance

1.65km



5/21 TEMPERANCE HALL LANE NORTH MELBOURNE VIC 3051

3 2 1

Sold Price

^{RS} **\$1,665,000**

Sold Date

12-Oct-24

Distance

2.88km

RS = Recent sale

UN = Undisclosed Sale

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