

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	45 Mckean Street, Fitzroy North Vic 3068
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Trailige between \$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Range between	\$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$1,535,500	Hou	ise X	Unit		Suburb	Fitzroy North
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

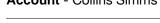
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	98 Mcilwraith St PRINCES HILL 3054	\$1,260,000	18/11/2017
2	164 Canning St CARLTON 3053	\$1,252,000	17/02/2018
3	55 Batman St FITZROY NORTH 3068	\$1,170,000	03/03/2018

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.





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