

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

45 Mckean Street, Fitzroy North Vic 3068

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,535,500

House

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.

	Address 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.~~