

# STATEMENT OF INFORMATION

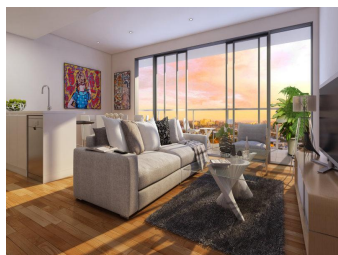
302/496 BRUNSWICK STREET, FITZROY NORTH, VIC 3068

PREPARED BY ROB D'AGOSTINO, FIRST NATIONAL ADIO, PHONE: 0438248591



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**302/496 BRUNSWICK STREET, FITZROY**

 2  1  1

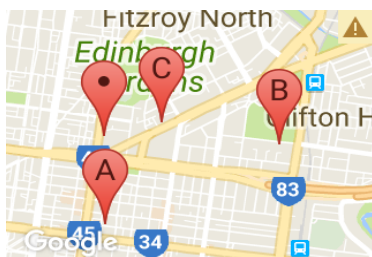
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: 600,000 to 650,000**

Provided by: Rob D'Agostino, First National Adio

## MEDIAN SALE PRICE



**FITZROY NORTH, VIC, 3068**

**Suburb Median Sale Price (Unit)**

**\$555,000**

01 October 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**304/300 YOUNG ST, FITZROY, VIC 3065**

 2  1  1

**Sale Price**

**\$608,500**

Sale Date: 19/12/2017

Distance from Property: 633m



**3/15 SOUTH TCE, CLIFTON HILL, VIC 3068**

 2  1  1

**Sale Price**

**\$620,000**

Sale Date: 02/12/2017

Distance from Property: 1.1km



**16/140 QUEENS PDE, FITZROY NORTH, VIC**

 2  1  1

**Sale Price**

**\$647,000**

Sale Date: 11/11/2017

Distance from Property: 388m



This report has been compiled on 16/05/2018 by First National Real Estate - Adio. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

302/496 BRUNSWICK STREET, FITZROY NORTH, VIC 3068

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

600,000 to 650,000

Median sale price

Median price

\$555,000

House

Unit

X


Suburb

FITZROY NORTH

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
304/300 YOUNG ST, FITZROY, VIC 3065	\$608,500	19/12/2017
3/15 SOUTH TCE, CLIFTON HILL, VIC 3068	\$620,000	02/12/2017
16/140 QUEENS PDE, FITZROY NORTH, VIC 3068	\$647,000	11/11/2017