

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

34 Church Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,850,000

Property Type House

Suburb Fitzroy North

Period - From 01/04/2021

to

30/06/2021

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	120 Garton St PRINCES HILL 3054	\$2,015,000	24/07/2021
2	130 Fenwick St CARLTON NORTH 3054	\$2,010,000	13/03/2021
3	68 Palmerston St CARLTON 3053	\$1,957,500	31/07/2021

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:

09/09/2021 09:40

34 Church Street, Fitzroy North Vic 3068

Domenic Zanellini

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3 1 0

Rooms: 5

Property Type: House (Res)

Land Size: 162 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

June quarter 2021: \$1,850,000

Comparable Properties



120 Garton St PRINCES HILL 3054 (REI)

Agent Comments

3 1 1

Price: \$2,015,000

Method: Auction Sale

Date: 24/07/2021

Property Type: House (Res)

Land Size: 233 sqm approx



130 Fenwick St CARLTON NORTH 3054 (REI/VG)

Agent Comments

5 2 1

Price: \$2,010,000

Method: Auction Sale

Date: 13/03/2021

Property Type: House (Res)

Land Size: 166 sqm approx



68 Palmerston St CARLTON 3053 (REI)

Agent Comments

3 2 1

Price: \$1,957,500

Method: Auction Sale

Date: 31/07/2021

Property Type: House

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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