

## 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

2/184 Barkly 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Fitzroy North

Period-from

01 Jun 2020

to

31 May 2021

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

2/256-258 Glenlyon Road Fitzroy North VIC 3068	\$490,000	25-Nov-20
6/14 Brennand Street Fitzroy North VIC 3068	\$466,000	20-Feb-21
2/14 Brennand Street Fitzroy North VIC 3068	\$435,000	08-Dec-20

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: 01 June 2021



**2/256-258 Glenlyon Road Fitzroy North VIC 3068**

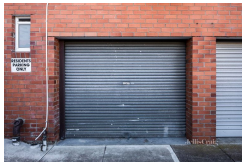
Sold Price

**\$490,000**

Sold Date **25-Nov-20**

1 1 1

Distance **0.76km**



**6/14 Brennand Street Fitzroy North VIC 3068**

Sold Price

**\$466,000**

Sold Date **20-Feb-21**

1 1 1

Distance **1km**



**2/14 Brennand Street Fitzroy North VIC 3068**

Sold Price

**\$435,000**

Sold Date **08-Dec-20**

1 1 1

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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