# **COLLINS SIMMS**

### 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<br>Including suburb and<br>postcode | 8/30 Nicholson Street, Fitzroy North Vic 3068 |
|---|---|
| polloud                                     |   |

#### Indicative selling price

| For the mear | ning of this | price see | consumer.vic. | .gov.au/u | nderauotina |
|--------------|--------------|-----------|---------------|-----------|-------------|
|              |              |           |               |           |             |

| Range betwee  | n \$750,000 | &             | \$825,000   |                      |
|---------------|-------------|---------------|-------------|----------------------|
| Median sale p | rice        |               |             |                      |
| Median price  | \$625,000   | House         | Unit X      | Suburb Fitzroy North |
| Period - From | 01/01/2018  | to 31/12/2018 | 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                              | 3/44-46 James St NORTHCOTE 3070     | \$850,000 | 24/11/2018   |
| 2                              | 6/32 John St BRUNSWICK EAST 3057    | \$805,000 | 24/08/2018   |
| 3                              | 5/150 Donald St BRUNSWICK EAST 3057 | \$750,000 | 07/12/2018   |

#### 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.

Account - Collins Simms | P: (03) 9488 0688 | F: (03) 9481 0651

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

