

## 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

8/30 Nicholson 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)

Range between \$750,000 &amp; \$825,000

## Median sale price

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.~~