Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/54 Delbridge Street, Fitzroy North Vic 3068

Indicative selling price

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Single price \$990,000

Median sale price

Median price	\$829,000	Pro	perty Type Unit	i		Suburb	Fitzroy North
Period - From	01/04/2021	to	30/06/2021	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	5/22 Miller St BRUNSWICK EAST 3057	\$1,000,000	17/07/2021
2	28/60 Laura PI FITZROY NORTH 3068	\$960,000	10/04/2021
3			

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:

16/08/2021 09:32



8/54 Delbridge Street, Fitzroy North Vic 3068



C.Map Liler © OpenStrepetMap contributors



Property Type: Townhouse (Single) Agent Comments Nigel Harry 03 9403 9300 0412 464 116 nigelharry@jelliscraig.com.au

Indicative Selling Price \$990,000 Median Unit Price June quarter 2021: \$829,000

Comparable Properties



5/22 Miller St BRUNSWICK EAST 3057 (REI)



Price: \$1,000,000 Method: Auction Sale Date: 17/07/2021 Property Type: Townhouse (Res)

28/60 Laura PI FITZROY NORTH 3068 (VG) Agent Comments

Agent Comments



Price: \$960,000 Method: Sale Date: 10/04/2021 Property Type: Townhouse (Conjoined)

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 - Jellis Craig | P: 03 9403 9300

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