

# 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

8/54 Delbridge 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)

Single price

\$990,000

### Median sale price

Median price

\$829,000

Property Type

Unit

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	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



**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**5/22 Miller St BRUNSWICK EAST 3057 (REI)**

Agent Comments



**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



**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.