

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

3 LIVERPOOL STREET FITZROY NORTH VIC 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,595,000

Property type

House

Suburb

Fitzroy North

Period-from

01 Mar 2023

to

29 Feb 2024

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

574 RAE STREET FITZROY NORTH VIC 3068	\$1,450,000	24-Feb-24
925 RATHDOWNE STREET CARLTON NORTH VIC 3054	\$1,367,000	07-Oct-23
241 AMESS STREET CARLTON NORTH VIC 3054	\$1,745,000	31-Jan-24

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: 18 March 2024



**574 RAE STREET FITZROY NORTH
VIC 3068**

Sold Price

^{RS} **\$1,450,000**

Sold Date **24-Feb-24**

 3  1  1

Distance **0.49km**



**925 RATHDOWNE STREET
CARLTON NORTH VIC 3054**

Sold Price

\$1,367,000

Sold Date **07-Oct-23**

 2  1  1

Distance **0.56km**



**241 AMESS STREET CARLTON
NORTH VIC 3054**

Sold Price

^{RS} **\$1,745,000**

Sold Date **31-Jan-24**

 4  1  1

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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