# 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	<del>or range</del> <del>between</del>	&	
Median sale price				
(*Delete house or unit as ap	plicable)			

Median Price	\$1,595,000	Prop	erty type		House	Suburb	Fitzroy North
Period-from	01 Mar 2023	to	29 Feb 2	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



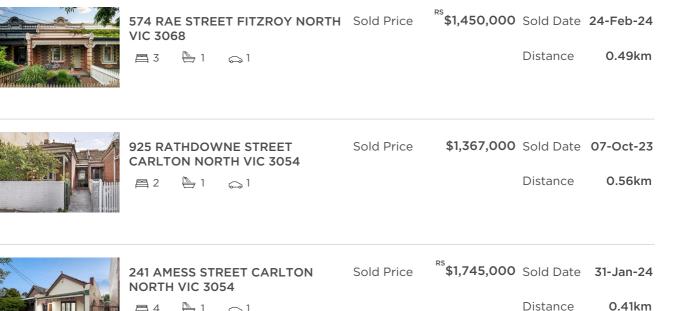
consumer.vic.gov.au



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**RS** = Recent sale UN = Undisclosed Sale

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