

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

104/896 NICHOLSON 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

or range
between

\$750,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Fitzroy North

Period-from

01 Oct 2023

to

30 Sep 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

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 2 LOMANDRA WALKWAY BRUNSWICK EAST VIC 3057 | \$775,000 | 07-Jul-23 |
| | | |
| | | |

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.

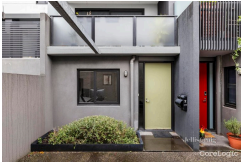
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2 LOMANDRA WALKWAY BRUNSWICK EAST VIC 3057

 2  1  1

Sold Price **\$775,000** Sold Date **07-Jul-23**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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