

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

6/6 Reid Street, Fitzroy North Vic 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$831,000

Property Type Townhouse

Suburb Fitzroy North

Period - From 09/10/2022

to

08/10/2023

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	9/6 Reid St FITZROY NORTH 3068	\$1,100,000	14/04/2023
2	2/6 Reid St FITZROY NORTH 3068	\$1,090,000	24/05/2023
3	1/116 Nicholson St BRUNSWICK EAST 3057	\$1,030,000	27/05/2023

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:

09/10/2023 10:49



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
09/10/2022 - 08/10/2023: \$831,000

Comparable Properties



9/6 Reid St FITZROY NORTH 3068 (VG)

Agent Comments



Price: \$1,100,000
Method: Sale
Date: 14/04/2023
Property Type: Townhouse (Conjoined)

2/6 Reid St FITZROY NORTH 3068 (VG)

Agent Comments



Price: \$1,090,000
Method: Sale
Date: 24/05/2023
Property Type: Townhouse (Conjoined)



1/116 Nicholson St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



Price: \$1,030,000
Method: Auction Sale
Date: 27/05/2023
Property Type: Townhouse (Res)

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788