

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

3/126 Rae 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

\$685,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Fitzroy North

Period-from

01 Jul 2020

to

30 Jun 2021

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

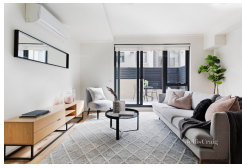
Date of sale

4/140 Queens Parade Fitzroy North VIC 3068	\$703,000	04-Jun-21
76/682 Nicholson Street Fitzroy North VIC 3068	\$720,000	08-May-21

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: 16 July 2021



4/140 Queens Parade Fitzroy North VIC 3068 Sold Price **\$703,000** Sold Date **04-Jun-21**

 2  1  1

Distance **0.46km**



76/682 Nicholson Street Fitzroy North VIC 3068 Sold Price **\$720,000** Sold Date **08-May-21**

 2  1  1

Distance **0.68km**

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

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