

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

1 Jamieson Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,605,000

Property Type House

Suburb Fitzroy North

Period - From 01/04/2023

to 30/06/2023

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	41 Hodgkinson St CLIFTON HILL 3068	\$1,170,000	24/06/2023
2	12 Maugie St ABBOTSFORD 3067	\$1,125,000	05/08/2023
3	51 Tait St FITZROY NORTH 3068	\$1,100,000	03/08/2023

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:

31/08/2023 11:30

1 Jamieson Street, Fitzroy North Vic 3068



Kristian Pithie
9403 9300
0423 294 253

kristianpithie@jellisrcraig.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2023: \$1,605,000



2 1 0

Property Type: House (Res)

Land Size: 111 sqm approx

Agent Comments

Comparable Properties

41 Hodgkinson St CLIFTON HILL 3068 (REI)

Agent Comments

2 1 -

Price: \$1,170,000

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)

Land Size: 157 sqm approx



12 Maugie St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 2

Price: \$1,125,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)



51 Tait St FITZROY NORTH 3068 (VG)

Agent Comments

2 - -

Price: \$1,100,000

Method: Sale

Date: 03/08/2023

Property Type: House - Attached House N.E.C.

Land Size: 112 sqm approx

Account - Jellis Craig | P: 03 9403 9300



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