

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 87 Best Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$2,100,000 & \$2,200,000

Median sale price

Median price \$1,765,500 Property Type House Suburb Fitzroy North

Period - From 01/10/2023 to 30/09/2024 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	32 Dally St CLIFTON HILL 3068	\$2,165,000	19/10/2024
2	21 Woodhead St FITZROY NORTH 3068	\$2,125,000	13/06/2024
3	704 Rathdowne St CARLTON NORTH 3054	\$2,250,000	31/05/2024

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: 28/11/2024 13:57



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Property Type: House
Land Size: 204 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,100,000 - \$2,200,000
Median House Price
 Year ending September 2024: \$1,765,500

Comparable Properties



32 Dally St CLIFTON HILL 3068 (REI)

Agent Comments

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Price: \$2,165,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 213 sqm approx



21 Woodhead St FITZROY NORTH 3068 (REI)

Agent Comments

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Price: \$2,125,000
Method: Sold Before Auction
Date: 13/06/2024
Property Type: House (Res)



704 Rathdowne St CARLTON NORTH 3054 (REI)

Agent Comments

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Price: \$2,250,000
Method: Sold Before Auction
Date: 31/05/2024
Property Type: House (Res)

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