## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 87 Best Street, Fitzroy North Vic 3068

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$2,100,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$1,765,500	Pro	operty Type	Hous	se		Suburb	Fitzroy North
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ad	dress 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.

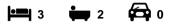
This Statement of Information was prepared on:

28/11/2024 13:57



### petermarkovic





**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**



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

3

3

3

•=

32 Dally St CLIFTON HILL 3068 (REI)

21 Woodhead St FITZROY NORTH 3068 (REI)

Agent Comments

Agent Comments



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

704 Rathdowne St CARLTON NORTH 3054 (REI)

1

2

Agent Comments



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

#### Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.