

## 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

310/392 ST GEORGES ROAD FITZROY NORTH VIC 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$835,000

Property type

Unit

Suburb

Fitzroy North

Period-from

01 Sep 2023

to

31 Aug 2024

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

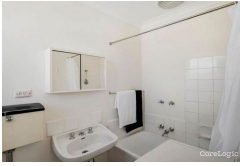
Date of sale

8/54 KNEEN STREET FITZROY NORTH VIC 3068	\$440,000	08-May-24
402/29 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$455,000	13-May-24
203/378 ST GEORGES ROAD FITZROY NORTH VIC 3068	\$450,000	27-May-24

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.~~

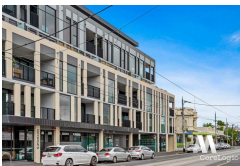
This Statement of Information was prepared on: 02 September 2024

**8/54 KNEEN STREET FITZROY  
NORTH VIC 3068**

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Sold Price **\$440,000** Sold Date **08-May-24**Distance **0.4km****402/29 NICHOLSON STREET  
BRUNSWICK EAST VIC 3057**

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Sold Price **\$455,000** Sold Date **13-May-24**Distance **0.95km****203/378 ST GEORGES ROAD  
FITZROY NORTH VIC 3068**

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Sold Price <sup>RS</sup> **\$450,000** <sup>UN</sup> Sold Date **27-May-24**Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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