

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

12/247 Mckean Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$830,000 & \$840,000

Median sale price

Median price \$682,500 Property Type Unit Suburb Fitzroy North

Period - From 01/01/2023 to 31/03/2023 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	11/247 Mckean St FITZROY NORTH 3068	\$840,000	20/05/2023
2			
3			

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: 23/05/2023 08:57

12/247 Mckean Street, Fitzroy North Vic 3068

**Jellis
Craig**

Johanna Doherty

8415 6100

0411 152 106

johannadoherty@jellisrcraig.com.au

Indicative Selling Price

\$830,000 - \$840,000

Median Unit Price

March quarter 2023: \$682,500



2 1 1

Property Type: Flat

Land Size: 1784.85 sqm approx

Agent Comments

Comparable Properties



11/247 Mckean St FITZROY NORTH 3068 (REI) **Agent Comments**

2 1 1

Price: \$840,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Townhouse (Single)

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.

Account - Jellis Craig



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