

# 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

3/182 Barkly Street, 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)

Range between \$380,000 & \$410,000

### Median sale price

Median price \$780,000 Property Type Unit Suburb Fitzroy North

Period - From 01/10/2021 to 31/12/2021 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	1/245 Barkly St FITZROY NORTH 3068	\$463,000	21/08/2021
2	11/118 Holden St FITZROY NORTH 3068	\$450,000	27/11/2021
3	6/140 Blyth St BRUNSWICK EAST 3057	\$410,500	09/10/2021

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:

09/02/2022 14:05



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$380,000 - \$410,000

**Median Unit Price**  
December quarter 2021: \$780,000

## Comparable Properties

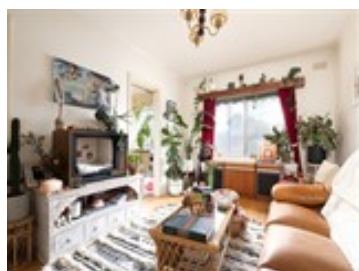


**1/245 Barkly St FITZROY NORTH 3068 (REI)**

Agent Comments



**Price:** \$463,000  
**Method:** Auction Sale  
**Date:** 21/08/2021  
**Property Type:** Unit



**11/118 Holden St FITZROY NORTH 3068 (REI)**

Agent Comments



**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 27/11/2021  
**Property Type:** Apartment



**6/140 Blyth St BRUNSWICK EAST 3057 (REI)**

Agent Comments



**Price:** \$410,500  
**Method:** Auction Sale  
**Date:** 09/10/2021  
**Property Type:** Unit

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