## 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$380,000		&		\$410,000			
Median sale p	rice							
Median price	\$780,000	Pro	operty Type	Unit			Suburb	Fitzroy North
Period - From	01/10/2021	to	31/12/2021		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.

Ado	dress 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



### petermarkovic





**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

**à** 1



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

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



propertydata

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