

# 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

6/83 Miller Street, Fitzroy North Vic 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$900,000

### Median sale price

Median price \$1,027,000 Property Type Townhouse Suburb Fitzroy North

Period - From 24/07/2023 to 23/07/2024 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	49/9-19 Miller St FITZROY NORTH 3068	\$900,000	11/05/2024
2	105 Elm St NORTHCOTE 3070	\$887,500	01/06/2024
3	42 Nicholson St FITZROY NORTH 3068	\$885,000	16/02/2024

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:

24/07/2024 15:29



Property Type:  
Agent Comments

Indicative Selling Price  
\$850,000 - \$900,000  
Median Townhouse Price  
24/07/2023 - 23/07/2024: \$1,027,000

## Comparable Properties



49/9-19 Miller St FITZROY NORTH 3068 (REI) Agent Comments



Price: \$900,000  
Method: Auction Sale  
Date: 11/05/2024  
Property Type: Unit



105 Elm St NORTHCOTE 3070 (REI) Agent Comments



Price: \$887,500  
Method: Auction Sale  
Date: 01/06/2024  
Property Type: Townhouse (Res)



42 Nicholson St FITZROY NORTH 3068 (REI) Agent Comments



Price: \$885,000  
Method: Sold Before Auction  
Date: 16/02/2024  
Property Type: Townhouse (Res)

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