

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 10/48 Kneen Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$365,000 & \$400,000

Median sale price

Median price \$720,000 Property Type Unit Suburb Fitzroy North

Period - From 01/04/2024 to 30/06/2024 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	1401/176 Edward St BRUNSWICK EAST 3057	\$370,000	11/07/2024
2	12/8 Bennett St FITZROY NORTH 3068	\$415,000	24/06/2024
3	5/54 Kneen St FITZROY NORTH 3068	\$390,000	04/06/2024

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.~~

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Property Type:
Agent Comments

Indicative Selling Price
\$365,000 - \$400,000
Median Unit Price
June quarter 2024: \$720,000

Comparable Properties



1401/176 Edward St BRUNSWICK EAST 3057 (REI) [Agent Comments](#)



Price: \$370,000
Method: Private Sale
Date: 11/07/2024
Property Type: Apartment



12/8 Bennett St FITZROY NORTH 3068 (REI) [Agent Comments](#)



Price: \$415,000
Method: Sold Before Auction
Date: 24/06/2024
Property Type: Unit



5/54 Kneen St FITZROY NORTH 3068 (REI) [Agent Comments](#)



Price: \$390,000
Method: Private Sale
Date: 04/06/2024
Property Type: Apartment

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