

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

308/58 Queens Parade, Fitzroy North Vic 3068

Indicative selling price

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

Single price

\$400,000

Median sale price

Median price

\$652,500

House

Unit

X

Suburb

Fitzroy North

Period - From

01/07/2016

to

30/06/2017

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	102D/1-21 Robert St COLLINGWOOD 3066	\$410,000	07/04/2017
2	407/6 Mater St COLLINGWOOD 3066	\$405,000	18/05/2017
3	206/26-36 Merri Pde NORTHCOTE 3070	\$390,000	24/08/2017

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.~~

308/58 Queens Parade, Fitzroy North Vic 3068



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$400,000
Median Unit Price
Year ending June 2017: \$652,500

Comparable Properties



102D/1-21 Robert St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$410,000
Method: Sold Before Auction
Date: 07/04/2017
Rooms: -
Property Type: Apartment



407/6 Mater St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 18/05/2017
Rooms: -
Property Type: Apartment



206/26-36 Merri Pde NORTHCOTE 3070 (REI)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 24/08/2017
Rooms: -
Property Type: Unit