

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 554 Brunswick Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,460,000 House X Unit Suburb Fitzroy North

Period - From 01/10/2018 to 31/12/2018 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	96 Barkly St BRUNSWICK EAST 3057	\$1,300,000	12/04/2019
2	22 Mark St FITZROY NORTH 3068	\$1,260,000	22/02/2019
3	34 Keele St COLLINGWOOD 3066	\$1,220,000	06/04/2019

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.



4 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 250 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

December quarter 2018: \$1,460,000

Comparable Properties



96 Barkly St BRUNSWICK EAST 3057 (REI)

Agent Comments

3 2 1

Price: \$1,300,000

Method: Private Sale

Date: 12/04/2019

Rooms: 4

Property Type: House

Land Size: 236 sqm approx



22 Mark St FITZROY NORTH 3068 (REI)

Agent Comments

3 1 -

Price: \$1,260,000

Method: Private Sale

Date: 22/02/2019

Rooms: -

Property Type: House



34 Keele St COLLINGWOOD 3066 (REI)

Agent Comments

3 2 2

Price: \$1,220,000

Method: Auction Sale

Date: 06/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 592 sqm approx