

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

104/58 Queens Parade, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$535,000 & \$565,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Fitzroy North

Period - From 06/06/2023 to 05/06/2024 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	2/6-8 Charlotte St COLLINGWOOD 3066	\$550,000	17/02/2024
2	8 Brewery La COLLINGWOOD 3066	\$547,500	02/05/2024
3	103/58 Queens Pde FITZROY NORTH 3068	\$540,000	28/12/2023

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:

06/06/2024 09:59



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$535,000 - \$565,000

Median Unit Price

06/06/2023 - 05/06/2024: \$560,000

Comparable Properties



2/6-8 Charlotte St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$550,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Unit



8 Brewery La COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$547,500

Method: Private Sale

Date: 02/05/2024

Property Type: Apartment



103/58 Queens Pde FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 28/12/2023

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951