

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

102/896 Nicholson Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price

\$839,000

Median sale price

Median price

\$682,500

Property Type

Unit

Suburb

Fitzroy North

Period - From

01/01/2023

to

31/03/2023

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	203/896 Nicholson St FITZROY NORTH 3068	\$850,000	22/02/2023
2	38 Overend St BRUNSWICK 3056	\$840,000	17/06/2023
3	7/1a Campbell Gr NORTHCOTE 3070	\$820,000	25/05/2023

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:

27/06/2023 12:54



Property Type:
Agent Comments

Indicative Selling Price
\$839,000

Median Unit Price
March quarter 2023: \$682,500

Comparable Properties



203/896 Nicholson St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 22/02/2023
Property Type: Apartment



38 Overend St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$840,000
Method: Auction Sale
Date: 17/06/2023
Property Type: Townhouse (Res)



7/1a Campbell Gr NORTHCOTE 3070 (REI)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 25/05/2023
Property Type: Townhouse (Res)