

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

6/54 Kneen Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between

\$370,000

&

\$400,000

Median sale price

Median price

\$719,000

Property Type

Unit

Suburb

Fitzroy North

Period - From

01/07/2020

to

30/06/2021

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	2/2-4 Thomson St NORTHCOTE 3070	\$375,000	10/07/2021
2	6/9 South Tce CLIFTON HILL 3068	\$390,000	27/05/2021
3	15/9 South Tce CLIFTON HILL 3068	\$390,000	04/08/2021

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:

12/10/2021 12:04



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$370,000 - \$400,000

Median Unit Price

Year ending June 2021: \$719,000

Comparable Properties



2/2-4 Thomson St NORTHCOTE 3070 (REI)

Agent Comments

1
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Price: \$375,000

Method: Private Sale

Date: 10/07/2021

Property Type: Apartment



6/9 South Tce CLIFTON HILL 3068 (REI/VG)

Agent Comments

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Price: \$390,000

Method: Sold Before Auction

Date: 27/05/2021

Property Type: Apartment



15/9 South Tce CLIFTON HILL 3068 (VG)

Agent Comments

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Price: \$390,000

Method: Sale

Date: 04/08/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

Account - Thomson | P: 03 95098244 | F: 95009693