

# 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

228 Holden Street, Fitzroy North Vic 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,570,000

Property Type House

Suburb Fitzroy North

Period - From 01/10/2019

to 30/09/2020

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	466 Rae St FITZROY NORTH 3068	\$1,400,000	07/05/2020
2	160 Spensley St CLIFTON HILL 3068	\$1,350,000	09/06/2020
3	526 Station St CARLTON NORTH 3054	\$1,350,000	25/07/2020

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:

20/10/2020 18:50

228 Holden Street, Fitzroy North Vic 3068

Lisa Roberts

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**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

Year ending September 2020: \$1,570,000



1-2 1 1-2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 299.57 approximately sqm approx

Agent Comments

## Comparable Properties



**466 Rae St FITZROY NORTH 3068 (REI/VG)**

Agent Comments

2 1 2

Less land

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 07/05/2020

**Property Type:** House

**Land Size:** 232 sqm approx



**160 Spensley St CLIFTON HILL 3068 (REI/VG)**

Agent Comments

2 1 -

less land

**Price:** \$1,350,000

**Method:** Sold Before Auction

**Date:** 09/06/2020

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 245 sqm approx



**526 Station St CARLTON NORTH 3054 (REI/VG)**

Agent Comments

2 1 -

less land

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 25/07/2020

**Property Type:** House (Res)

**Land Size:** 163 sqm approx

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.