

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

103/22 Nicholson Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price \$549,000

Median sale price

Median price \$820,000

Property Type Unit

Suburb Fitzroy North

Period - From 14/05/2023

to 13/05/2024

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	4/94 Union St NORTHCOTE 3070	\$570,000	13/04/2024
2	308/114 Helen St NORTHCOTE 3070	\$545,000	25/04/2024
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:

14/05/2024 09:21



Property Type:
Agent Comments

Indicative Selling Price
\$549,000

Median Unit Price
14/05/2023 - 13/05/2024: \$820,000

Comparable Properties



4/94 Union St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$570,000
Method: Auction Sale
Date: 13/04/2024
Property Type: Apartment



308/114 Helen St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 25/04/2024
Property Type: Apartment
Land Size: 58 sqm approx



103/58 Queens Pde FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 28/12/2023
Property Type: Apartment

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