

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

G5/26 Nicholson Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price \$1,180,000

Median sale price

Median price \$1,501,000

House

X

Unit

Suburb Fitzroy North

Period - From 01/10/2017

to 30/09/2018

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	28 Linden St BRUNSWICK EAST 3057	\$1,140,000	01/12/2018
2	28 Arnold St BRUNSWICK EAST 3057	\$1,077,500	03/10/2018
3	26 Arnold St BRUNSWICK EAST 3057	\$1,075,000	13/09/2018

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.

G5/26 Nicholson Street, Fitzroy North Vic 3068



3 2 2

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,180,000
Median House Price
Year ending September 2018: \$1,501,000

Comparable Properties



28 Linden St BRUNSWICK EAST 3057 (REI)

Agent Comments

3 2 2

Price: \$1,140,000
Method: Private Sale
Date: 01/12/2018
Rooms: -
Property Type: Townhouse (Single)



28 Arnold St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

3 2 2

Price: \$1,077,500
Method: Private Sale
Date: 03/10/2018
Rooms: 5
Property Type: Townhouse (Res)

26 Arnold St BRUNSWICK EAST 3057 (VG)

Agent Comments

4 - -

Price: \$1,075,000
Method: Sale
Date: 13/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 78 sqm approx