

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

10/582 Nicholson Street Fitzroy North VIC 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,850,000

&

\$2,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Fitzroy North

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

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 6 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

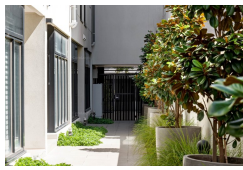
8/582 Nicholson Street Fitzroy North VIC 3068	-	06-Apr-21
36 Reid Street Fitzroy North VIC 3068	\$1,950,000	06-Jun-20
363 Rae Street Fitzroy North VIC 3068	\$2,300,000	26-Jun-20

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 6 months.~~

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8/582 Nicholson Street Fitzroy North VIC 3068

3 3 2

Sold Price

RS UN
-

Sold Date **06-Apr-21**

Distance -



36 Reid Street Fitzroy North VIC 3068

4 3 2

Sold Price

\$1,950,000

Sold Date **06-Jun-20**

Distance **0.1km**



363 Rae Street Fitzroy North VIC 3068

4 2 -

Sold Price

\$2,300,000

Sold Date **26-Jun-20**

Distance **0.3km**



207 Holden Street Fitzroy North VIC 3068

4 2 1

Sold Price

\$2,341,000

Sold Date **06-Mar-20**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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