

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

248 Mckean Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,475,000

House

X

Unit

Suburb

Fitzroy North

Period - From 01/01/2018

to

31/12/2018

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	223a Scotchmer St FITZROY NORTH 3068	\$1,708,000	30/03/2019
2	448 Rae St FITZROY NORTH 3068	\$1,620,000	25/10/2018
3	11-15 Eastham St FITZROY NORTH 3068	\$1,610,000	25/03/2019

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.



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3	1	2	

Rooms:

Property Type: House

Land Size: 233 approximately
sqm approx

Agent Comments

Comparable Properties



223a Scotchmer St FITZROY NORTH 3068 (REI)

Agent Comments

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Price: \$1,708,000

Method: Auction Sale

Date: 30/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 245 sqm approx



448 Rae St FITZROY NORTH 3068 (REI/VG)

Agent Comments

	3		1		1
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Price: \$1,620,000

Method: Private Sale

Date: 25/10/2018

Rooms: 5

Property Type: House

Land Size: 198 sqm approx



11-15 Eastham St FITZROY NORTH 3068 (REI) Agent Comments

	3		1		1
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Price: \$1,610,000

Method: Sold Before Auction

Date: 25/03/2019

Rooms: 5

Property Type: House (Res)

Land Size: 277 sqm approx