

#### 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	503/11 Reid Street, Fitzroy North Vic 3068
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$632,500	Hou	se	Unit	Х	S	uburb	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 31/140 Queens Pde FITZROY NORTH 3068 \$630,000 19/10/2018 2 302/496-500 Brunswick St FITZROY NORTH 3068 \$630,000 28/06/2018 3 304/496-500 Brunswick St FITZROY NORTH 3068 \$625,000 09/08/2018

#### OR

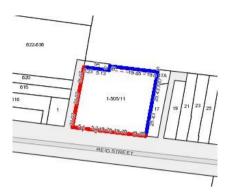
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Rooms:

**Property Type:** Apartment Agent Comments

Indicative Selling Price \$650,000 Median Unit Price Year ending September 2018: \$632,500

### Comparable Properties



31/140 Queens Pde FITZROY NORTH 3068

(REI)

**-** 2

**-** 1

**6** 

Price: \$630,000 Method: Private Sale Date: 19/10/2018

Rooms: -

Property Type: Apartment

Agent Comments



302/496-500 Brunswick St FITZROY NORTH

3068 (VG)





Price: \$630.000

Method: Sale Date: 28/06/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



304/496-500 Brunswick St FITZROY NORTH

3068 (REI)

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**a** 1

**Price:** \$625,000 **Method:** Private Sale **Date:** 09/08/2018

Rooms: -

Property Type: Apartment

Agent Comments

Account - CasRealEstate | P: 03 9230 6500





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