

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	503/11 Reid Street, Fitzroy North Vic 3068
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Indicative selling price

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

Single price \$650,000

Median sale price

Median price	\$632,500	House		Unit	X	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	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)

Agent Comments

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Price: \$630,000

Method: Private Sale

Date: 19/10/2018

Rooms: -

Property Type: Apartment



302/496-500 Brunswick St FITZROY NORTH 3068 (VG)

Agent Comments

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Price: \$630,000

Method: Sale

Date: 28/06/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



304/496-500 Brunswick St FITZROY NORTH 3068 (REI)

Agent Comments

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  1

Price: \$625,000

Method: Private Sale

Date: 09/08/2018

Rooms: -

Property Type: Apartment