

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

G03/896 Nicholson Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price

\$809,000

Median sale price

Median price

\$682,500

Property Type

Unit

Suburb

Fitzroy North

Period - From

01/01/2023

to

31/03/2023

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	1 Mary Moodie Way BRUNSWICK EAST 3057	\$810,000	02/03/2023
2	103/55 Nicholson St BRUNSWICK EAST 3057	\$807,500	12/04/2023
3	11/4 Bik La FITZROY NORTH 3068	\$800,000	20/02/2023

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.~~

This Statement of Information was prepared on:

22/05/2023 13:50



Property Type:
Agent Comments

Indicative Selling Price
\$809,000

Median Unit Price
March quarter 2023: \$682,500

Comparable Properties



1 Mary Moodie Way BRUNSWICK EAST 3057 (REI/VG) Agent Comments



Price: \$810,000
Method: Private Sale
Date: 02/03/2023
Property Type: Townhouse (Single)



103/55 Nicholson St BRUNSWICK EAST 3057 (REI) Agent Comments



Price: \$807,500
Method: Private Sale
Date: 12/04/2023
Property Type: Unit



11/4 Bik La FITZROY NORTH 3068 (REI/VG) Agent Comments



Price: \$800,000
Method: Sold Before Auction
Date: 20/02/2023
Property Type: Apartment