

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

11/6 Reid Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price

\$1,089,000

Median sale price

Median price

\$1,075,000

Property Type

Townhouse

Suburb

Fitzroy North

Period - From

11/04/2023

to

10/04/2024

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	6/6 Reid St FITZROY NORTH 3068	\$1,100,000	19/10/2023
2	12 Reid St FITZROY NORTH 3068	\$1,075,000	19/12/2023
3	2/123 Brunswick Rd BRUNSWICK 3056	\$1,040,000	23/03/2024

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:

11/04/2024 11:41



Property Type:
Agent Comments

Indicative Selling Price
\$1,089,000

Median Townhouse Price
11/04/2023 - 10/04/2024: \$1,075,000

Comparable Properties



6/6 Reid St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Sold Before Auction
Date: 19/10/2023
Property Type: Townhouse (Res)



12 Reid St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,075,000
Method: Private Sale
Date: 19/12/2023
Property Type: Townhouse (Single)



2/123 Brunswick Rd BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,040,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)

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