

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

26/6 Reid Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$1,570,000

Property Type House

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	9/6 Reid St FITZROY NORTH 3068	\$1,090,000	26/05/2023
2	2/40 Nicholson St FITZROY NORTH 3068	\$1,030,000	31/03/2023
3	1/116 Nicholson St BRUNSWICK EAST 3057	\$1,030,000	27/05/2023

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:

30/06/2023 17:27

26/6 Reid Street, Fitzroy North Vic 3068



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median House Price
March quarter 2023: \$1,570,000

Comparable Properties



9/6 Reid St FITZROY NORTH 3068 (REI)



Agent Comments

Similar location, similar size, similar condition

Price: \$1,090,000
Method: Private Sale
Date: 26/05/2023
Property Type: Townhouse (Single)



2/40 Nicholson St FITZROY NORTH 3068 (REI/VG)



Agent Comments

Inferior location, similar condition, similar size.

Price: \$1,030,000
Method: Private Sale
Date: 31/03/2023
Property Type: Townhouse (Single)



1/116 Nicholson St BRUNSWICK EAST 3057 (REI)



Agent Comments

Inferior location, similar size, similar location

Price: \$1,030,000
Method: Auction Sale
Date: 27/05/2023
Property Type: Townhouse (Res)

Account - Woodards | P: 03 9347 1755 | F: 03 9347 5447



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